



STATE OF NEW JERSEY  
DEPARTMENT OF COMMUNITY AFFAIRS  
COUNCIL ON AFFORDABLE HOUSING  
PETITION APPLICATION



This application is a guideline for creating a Housing Element and Fair Share Plan. A completed version of this application must be submitted as part of your petition for substantive certification to COAH. This application will be used by COAH staff to expedite review of your petition. This application can serve as your municipality's Fair Share Plan. A brief narrative component of the Fair Share Plan should be included with this application and can serve primarily to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would include a description of any waivers being requested.

This form reflects COAH's newly adopted procedural and substantive rules and the amendments to those rules adopted on September 22, 2008. Footnotes and links to some helpful data sources may be found at the end of each section. To use this document electronically, use the TAB KEY to navigate from field to field. Enter data or use the Right Mouse Button to check boxes.

MUNICIPALITY	Borough Of Tinton Falls	COUNTY	Monmouth
COAH REGION	4	PLANNING AREA(S)	PA-1,2,3,5, County Park
SPECIAL RESOURCE AREA(S)			

PREPARER NAME	Paul Gleitz	TITLE	Borough Planner
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MUNICIPAL HOUSING LIAISON	Bryan Dempsey	TITLE	Borough Administrator
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ADDRESS	556 Tinton Avenue Tinton Falls, Nj 07724	FAX NO.	(732) 542-2079

Enter the date(s) that COAH granted Substantive Certification or that the Court granted a Judgment of Compliance (JOC) on the Housing Element and Fair Share Plan.

History of Approvals

	<u>COAH</u>	<u>JOC</u>	<u>N/A</u>
First Round		1/18/1991	<input type="checkbox"/>
Second Round	12/15/2004		<input type="checkbox"/>
Extended Second Round			<input checked="" type="checkbox"/>

Does the Petition include any requests for a waiver from COAH Rules? ☐ Yes ☒ No  
If Yes, Please note rule section from which waiver is sought and describe further in a narrative section: \_\_\_\_\_

# **FILING/PETITION DOCUMENTS (N.J.A.C. 5:96-2.2/3.2 & N.J.A.C. 5:97-2.3/3.2)**

All of the following documents must be submitted in order for your petition to be considered complete. Some documents may be on file with COAH. Please denote by marking the appropriate box if a document is attached to the Housing Element and Fair Share Plan or if you are using a document on file with COAH from your previous third round submittal to support this petition. Shaded areas signify items that must be submitted anew.

Included	On File	Required Documentation/Information
<input checked="" type="checkbox"/>		Certified Planning Board Resolution adopting or amending the Housing Element & Fair Share Plan
<input checked="" type="checkbox"/>		Certified Governing Body Resolution endorsing an adopted Housing Element & Fair Share Plan and either (check appropriate box): <input type="checkbox"/> Petitioning <input type="checkbox"/> Filing <input checked="" type="checkbox"/> Re-petitioning <input type="checkbox"/> Amending Certified Plan
<input checked="" type="checkbox"/>		Service List (in the new format required by COAH)
<input checked="" type="checkbox"/>		Adopted Housing Element & Fair Share Plan narrative (including draft and/or adopted ordinances necessary to implement the Plan)
<input checked="" type="checkbox"/> <input type="checkbox"/> N/A		If applicable, Implementation Schedule(s) with detailed timetable for the creation of units and for the submittal of all information and documentation required by N.J.A.C. 5:97-3.2(a)4
<input type="checkbox"/> <input type="checkbox"/> N/A	<input checked="" type="checkbox"/>	If applicable, Litigation Docket No., OAL Docket No., Settlement Agreement and Judgment of Compliance or Court Master's Report
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Master Plan (most recently adopted; if less than three years old, the immediately preceding, adopted Master Plan)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Zoning Ordinance (most recently adopted) <sup>1</sup> Date of Last Amendment: <u>10/6/2005</u> Date of Submission to COAH: <u>5/16/2007</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Municipal Tax Maps (most up-to-date, electronic if available) Date of Last Revision: _____ Date of Submission to COAH: <u>05/16/2007</u>
<input type="checkbox"/>	<input type="checkbox"/>	Other documentation pertaining to the review of the adopted Housing Element & Fair Share Plan(list):

## **FOR OFFICE USE ONLY**

Date Received \_\_\_\_\_ Affidavit of Public Notice \_\_\_\_\_ Date Deemed  
Complete/Incomplete \_\_\_\_\_ Reviewer's Initials \_\_\_\_\_

<sup>1</sup> Pursuant to N.J.S.A. N.J.S.A. 52:27D-307, as amended by PL 2008 c.46, any residential development resulting from a zoning change made to a previously non-residentially-zoned property, where the change in zoning precedes or follows the application for residential development by no more than 24 months, shall require that a percentage be reserved for occupancy by low or moderate income households.

## HOUSING ELEMENT

(N.J.A.C. 5:97-2 & N.J.S.A. 40:55D-1 et seq.)

The following issues and items must be addressed in the Housing Element for completeness review. Where applicable, provide the page number(s) on which each issue and/or item is addressed within the narrative Housing Element.

1. The plan includes an inventory of the municipality's housing stock by<sup>1</sup>:

- ☒ Age;
- ☒ Condition;
- ☒ Purchase or rental value;
- ☒ Occupancy characteristics; and
- ☒ Housing type, including the number of units affordable to low and moderate income households and substandard housing capable of being rehabilitated

☒ Yes, Page Number: 15 - 18 ☐ No (incomplete)

2. The plan provides an analysis of the municipality's demographic characteristics, including, but not necessarily limited to<sup>2</sup>:

- ☒ Population trends
- ☒ Household size and type
- ☒ Age characteristics
- ☒ Income level
- ☒ Employment status of **residents**

☒ Yes, Page Number: -914 ☐ No (incomplete)

3. The plan provides an analysis of existing and future employment characteristics of the **municipality**, including but not limited to<sup>3</sup>:

- ☒ Most recently available in-place employment by industry sectors and number of persons employed;
- ☒ Most recently available employment trends; and
- ☒ Employment outlook

☒ Yes, Page Number: -2025 ☐ No (incomplete)

4. The plan includes a determination of the municipality's present and prospective fair share for low and moderate income housing and an analysis of how existing or proposed changes in zoning will provide adequate capacity to accommodate residential and non-residential growth projections. AND

The analysis covers the following:

- ☒ The availability of existing and planned infrastructure;
- ☒ The anticipated demand for the types of uses permitted by zoning based on present and anticipated future demographic characteristics of the municipality;
- ☒ Anticipated land use patterns;
- ☒ Municipal economic development policies;
- ☒ Constraints on development including State and Federal regulations, land ownership patterns, presence of incompatible land uses or sites needing remediation and environmental constraints; and
- ☒ Existing or planned measures to address these constraints.

☒ Yes, Page Number: 28 - 51      ☐ No (incomplete)

5. The plan includes a consideration of lands that are most appropriate for construction of low and moderate income housing and of the existing structures most appropriate for conversion to, or rehabilitation for, low and moderate income housing, including a consideration of lands of developers who have expressed a commitment to provide low and moderate income housing.

☒ Yes, Page Number: 55 - 64      ☐ No (incomplete)

6. The plan relies on household and employment projections for the municipality as provided in Appendix F of COAH's rules (if yes check the yes box below and check no in lines 6a-8).

☒ Yes, Page Number: 26 - 27      ☐ No (go to 6a)

- 6a. The Plan relies on higher household and employment projections for the municipality as permitted under N.J.A.C. 5:97-2.3(d) (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes (go to 7 and 8)      ☒ No (go to 6b)

- 6b. The Plan relies on a request for a downward adjustment to household and employment projections for the municipality as provided in N.J.A.C. 5:97-5.6 (optional - see Fair Share Plan section starting on page 7 of this application).

☐ Yes, Page Number: \_\_\_\_\_      ☒ No

7. If the municipality anticipates higher household projections than provided by COAH in Appendix F, the plan projects the municipality's probable future construction of housing for fifteen years covering the period January 1, 2004 through December 31, 2018 using the following minimum information for residential development:

- ☐ Number of units for which certificates of occupancy were issued since January 1, 2004;
- ☐ Pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which includes certificates of occupancy issued; and
- ☐ The worksheet for determining a higher residential growth projection provided by COAH. (Worksheets are available at [www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html))

- ☐ Yes, Page Number: \_\_\_\_\_
- ☐ No (incomplete)
- ☒ Not applicable (municipality accepts COAH's projections)

8. If the municipality anticipates higher employment projections than provided by COAH in Appendix F, the plan projects the probable future jobs based on the use groups outlined in Appendix D for fifteen years covering the period January 1, 2004 through December 31, 2018 for the municipality using the following minimum information for non-residential development:

- ☐ Square footage of new or expanded non-residential development authorized by certificates of occupancy issued since January 1, 2004;
- ☐ Square footage of pending, approved and anticipated applications for development;
- ☐ Historical trends, of at least the past 10 years, which shall include square footage authorized by certificates of occupancy issued;
- ☐ Demolition permits issued and projected for previously occupied non-residential space; and
- ☐ The worksheet for determining a higher non-residential growth projection provided by COAH.

- ☐ Yes, Page Number: \_\_\_\_\_ ☐ No (incomplete)
- ☒ Not applicable (municipality accepts COAH's projections)

9. The plan addresses the municipality's :

- ☒ Rehabilitation share (from Appendix B);
- ☒ Prior round obligation (from Appendix C); and
- ☒ Projected growth share in accordance with the procedures in N.J.A.C. 5:97-2.4.

☒ Yes, Page Number: 52-64 ☐ No (incomplete)

10. If applicable, the plan includes status of the municipality's application for plan endorsement from the State Planning Commission.

☐ Yes, Page Number: \_\_\_\_\_ ☐ No (incomplete) ☒ Not Applicable

Petition date: \_\_\_\_\_ Endorsement date: \_\_\_\_\_

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<sup>1</sup> Information available through the U.S. Census Bureau at

[http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing\\_0](http://factfinder.census.gov/servlet/ACSSAFFHousing?sse=on&submenuId=housing_0)

<sup>2</sup> Information available through the U.S. Census Bureau at <http://factfinder.census.gov/home/saff/main.html>.

<sup>3</sup> Information available through the New Jersey Department of labor at

<http://www.wnjp.in.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

## FAIR SHARE PLAN (N.J.A.C. 5:97-3)

Please provide a summary of the Fair Share Plan by filling out all requested information. Enter N/A where the information requested does not apply to the municipality. A fully completed application may serve as the actual Fair Share Plan. A brief narrative should be attached to supplement the information included in the application form. Additionally, the narrative section of the Fair Share plan would fully describe, under a separate heading, any waivers that are being requested.

### **Determining the 1987-2018 Fair Share Obligation**

The following tables will assist you in determining your overall 1987-2018 fair share obligation. For each cycle of the affordable housing need and rehabilitation share, please use the “need” column to enter the number of units addressed in the municipal petition. Where the municipality has received and/or is proposing any adjustments to its rehabilitation share, prior round and/or growth share obligation, use the footnotes providing rule references and follow the procedures for determining the municipal need and/or for calculating any adjustments applicable to the municipality. Enter the affordable housing need as provided by COAH or that results from the adjustment under the “Need” column.

Line		<u>Need</u>
1	<input type="radio"/> Rehabilitation Share (From N.J.A.C. 5:97 Appendix B) <b>OR</b>	<u>26</u>
2	<input type="radio"/> Optional Municipally Determined Rehabilitation Share (If a municipally determined rehabilitation share is being used, attach the survey results as an exhibit to this application and indicate that it is attached as Exhibit _____.)	_____
		<u>Need</u>
3	<input type="radio"/> Prior Round (1987-1999) Affordable Housing Obligation (From N.J.A.C. 5:97 Appendix C)	<u>622</u>
	<input type="radio"/> Prior Round Adjustments:	
	<input type="radio"/> 20% Cap Adjustment	_____
	<input type="radio"/> 1000 Unit Cap Adjustment	_____
4	Total Prior Round Adjustments	_____
5	<b>Adjusted Prior Round Obligation:</b> (Number in Appendix C <b>minus</b> Total Prior Round Adjustment(s))	<u>622</u>
	<input type="radio"/> Prior Round Vacant Land Adjustment (Unmet Need)	_____
6	Realistic Development Potential(RDP) <sup>1</sup>	_____

<sup>1</sup> RDP = Adjusted Prior Round Obligation minus Vacant Land Adjustment

## Determining the Growth Share Obligation

All municipalities must complete the "COAH projections" table below. Only municipalities that anticipate higher projections or that are seeking a growth projection adjustment based on a demonstration that insufficient land capacity exists to accommodate COAH projections need complete the corresponding additional table. COAH has published three workbooks in Excel format to assist with preparing this analysis. All municipalities must complete Workbook A. Workbook B must be used when the municipality anticipates that its growth through 2018 is likely to exceed the growth through 2018 that has been projected by COAH and the municipality wants to plan accordingly. Workbook C must be used by municipalities seeking a downward adjustment to the COAH-generated growth projections based on an analysis of municipal land capacity. Workbooks may be found at the following web location:

[www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html](http://www.nj.gov/dca/affiliates/coah/resources/gsworksheets.html).

The applicable workbook has been completed and is attach to this application as Exhibit A.

Line      ○ ***Required 2004-2018 COAH Projections and Resulting Projected Growth Share***

Household Growth (From Appendix F)	<u>665</u>	Employment Growth (From Appendix F)	<u>5772</u>
Household Growth After Exclusions (From Workbook A)	<u>445</u>	Employment Growth After Exclusions (From Workbook A)	<u>5772</u>
Residential Obligation (From Workbook A)	<u>88.98</u>	Non-Residential Obligation (From Workbook A)	<u>360.75</u>

7      Total 2004-2018 Growth Share Obligation      450.00

○ ***Optional 2004-2018 Municipal Projections Resulting in Higher Projected Growth Share***

Household Growth After Exclusions (From Workbook B)	_____	Employment Growth After Exclusions (From Workbook B)	_____
Residential Obligation (From Workbook B)	_____	Non-Residential Obligation (From Workbook B)	_____

8      Total 2004-2018 Projected Growth Share Obligation      \_\_\_\_\_

○ ***Optional Municipal Adjustment to 2004-2018 Projections and Resulting Lower Projected Growth Share***

Household Growth After Exclusions (From Workbook C)	_____	Employment Growth After Exclusions (From Workbook C)	_____
Residential Obligation (From Workbook C)	_____	Non-Residential Obligation (From Workbook C)	_____

9      Total 2004-2018 Growth Share Obligation      \_\_\_\_\_

10      **Total Fair Share Obligation** (Line 1 or 2 + Line 5 or 6 + Line 7, 8 or 9)      1098.00



## Summary of Plan for Total 1987-2018 Fair Share Obligation

(For each mechanism, provide a description in the Fair Share Plan narrative. In the table below, specify the number of completed or proposed units associated with each mechanism.)

	<u>Completed</u>	<u>Proposed</u>	<u>Total</u>
<b>Rehabilitation Share</b>			<u>26</u>
<i>Less: Rehabilitation Credits</i>	<u>3</u>		<u>3</u>
Rehab Program(s)		<u>23</u>	<u>23</u>
<b>Remaining Rehabilitation Share</b>			<u>23</u>
<b>Prior Round (1987-1999 New Construction) Obligation</b>			<u>622</u>
<i>Less: Vacant Land Adjustment (If Applicable)</i>			
<i>(Enter unmet need as the adjustment amount. Unmet need = Prior round obligation minus RDP):</i>			
Unmet Need			_____
RDP			_____
<b>Mechanisms addressing Prior Round</b>	_____	_____	_____
Prior Cycle Credits (1980 to 1986)		<u>24</u>	<u>24</u>
Credits without Controls			_____
Inclusionary Development/Redevelopment	<u>391</u>		<u>391</u>
100% Affordable Units			_____
Accessory Apartments			_____
Market-to-Affordable			_____
Supportive & Special Needs	<u>40</u>		<u>40</u>
Assisted Living			_____
RCA Units previously approved	<u>50</u>		<u>50</u>
Other			_____
Prior Round Bonuses	<u>117</u>		<u>117</u>
<b>Remaining Prior Round Obligation</b>	<u>598</u>	<u>24</u>	<u>0</u>
<b>Third Round Projected Growth Share Obligation</b>			<u>450</u>
<i>Less: Mechanisms addressing Growth Share</i>			
Inclusionary Zoning	<u>243</u>	<u>92</u>	<u>335</u>
Redevelopment			_____
100% Affordable Development		<u>131</u>	<u>131</u>
Accessory Apartments			_____
Market-to-Affordable Units			_____
Supportive & Special Need Units		<u>18</u>	<u>18</u>
Assisted Living: post-1986 Units			_____
Other Credits		<u>103</u>	<u>103</u>
Compliance Bonuses		<u>42</u>	<u>42</u>
Smart Growth Bonuses			_____
Redevelopment Bonuses			_____
Rental Bonuses		<u>70</u>	<u>70</u>
<b>Growth Share Total</b>	<u>243</u>	<u>456</u>	<u>699</u>
<b>Remaining (Obligation) or Surplus</b>	<u>-207</u>	<u>6</u>	<u>249</u>

## PARAMETERS<sup>1</sup>

<b><u>Prior Round 1987-1999</u></b>			
RCA Maximum	311	RCAs Included	50
Age-Restricted Maximum	154	Age-Restricted Units Included	154
Rental Minimum	144	Rental Units Included	256

<b><u>Growth Share 1999-2018</u></b>			
Age-Restricted Maximum	112	Age-Restricted Units Included	112
Rental Minimum	113	Rental Units Included	264
Family Minimum	225	Family Units Included	410
Very Low-Income Minimum <sup>2</sup>	59	Very Low-Income Units Included	60

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<sup>1</sup> Pursuant to the procedures in N.J.A.C. 5:97-3.10-3.12

<sup>2</sup> Pursuant to N.J.S.A. 52:27D-329.1, adopted on July 17, 2008, at least 13 percent of the housing units made available for occupancy by low-income and moderate income households must be reserved for occupancy by very low income households.

## Summary of Built and Proposed Affordable Housing

Provide the information requested regarding the proposed program(s), project(s) and/or unit(s) in the Fair Share Plan. Use a separate line to specify any bonus associated with any program, project and/or unit in the Plan. As part of completeness review, all monitoring forms must be up-to-date (i.e. 2007 monitoring must have been submitted previously or included with this application) and all proposed options for addressing the affordable housing obligation must be accompanied by the applicable checklist(s) (found as appendices to this application). Enter whether a project is proposed or completed and attach the appropriate form or checklist for each mechanism as appendices to the plan. Please note that bonuses requested for the prior round must have been occupied after December 15, 1986 and after June 6, 1999 for the third round.

Please make sure that a corresponding mechanism checklist is submitted for each mechanism being employed to achieve compliance. Separate checklists for each mechanism are available on the COAH website at [www.nj.gov/dca/affiliates/coah/resources/checklists.html](http://www.nj.gov/dca/affiliates/coah/resources/checklists.html).

**Table 1. Projects and/or units addressing the Rehabilitation Share**

Project/Program Name	Proposed (use Checklists) or Completed(see <u>Rehabilitation Unit Survey Form</u> )	Rental, Owner Occupied or Both	Checklist or Form Appendix Location <sup>1</sup>
1. <u>County Progra</u>	<u>Completed</u>	<u>Owner-Occupied</u>	<u>On File</u>
2. <u>County Progra</u>	<u>Completed</u>	<u>Owner-Occupied</u>	<u>On-File</u>
3. <u>County Progra</u>	<u>Completed</u>	<u>Owner-Occupied</u>	<u>on-file</u>

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit Rehabilitation Unit Survey Forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units		Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
			Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)				
1. Rca W/ Trenton	RCA	Completed	<u>50</u>		<u>0</u>	<u>0</u>	<u>0</u>
2. 1150 Wayside Road	<u>Alternative Living</u>	Completed	<u>24</u>		<u>24</u>	<u>0</u>	<u>0</u>
3. Tinton Pines	<u>Inclusionary Zoning</u>	Completed	<u>17</u>		<u>17</u>	<u>0</u>	<u>0</u>
4. The Pines 2	<u>Inclusionary Zoning</u>	Completed	<u>12</u>		<u>12</u>	<u>0</u>	<u>0</u>
5. Avalon Bay	<u>Inclusionary Zoning</u>	Completed	<u>33</u>		<u>33</u>	<u>0</u>	<u>0</u>
6. 4261 Route 33	<u>Alternative Living</u>	Completed	<u>29</u>		<u>29</u>	<u>0</u>	<u>0</u>
7. 8 Stirrup Court	<u>Alternative Living</u>	Completed	<u>2</u>		<u>2</u>	<u>0</u>	<u>0</u>
8. 24 Stirrup Court	<u>Alternative Living</u>	Completed	<u>3</u>		<u>3</u>	<u>0</u>	<u>0</u>
9. 12 Stirrup Court	<u>Alternative Living</u>	Completed	<u>2</u>		<u>2</u>	<u>0</u>	<u>0</u>
10. 114 Springdale	<u>Alternative Living</u>	Completed	<u>2</u>		<u>2</u>	<u>0</u>	<u>0</u>
11. 11 William Street	<u>Alternative Living</u>	Completed	<u>2</u>		<u>2</u>	<u>0</u>	<u>0</u>
12. Tinton Falls Senior	<u>Inclusionary Zoning</u>	Completed	<u>120</u>		<u>120</u>	<u>120</u>	<u>0</u>
13. The Pines I	<u>Inclusionary Zoning</u>	Completed	<u>34</u>		<u>34</u>	<u>34</u>	<u>0</u>
14. Society Hill	<u>Inclusionary Zoning</u>	Completed	<u>80</u>		<u>0</u>	<u>0</u>	<u>0</u>
15. Fox Chase	<u>Inclusionary Zoning</u>	Completed	<u>95</u>		<u>0</u>	<u>0</u>	<u>0</u>

Subtotal from any additional pages used 117

Total units (proposed and completed) 622

Total rental 280

Total age-restricted 154

Total very-low 0

Total bonuses 117

**Please add additional sheets as necessary.**

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Table 2. Programs, Projects and/or units addressing the Prior Round.

Project/Program Name	Mechanism or Bonus Type	Proposed (use checklists) or Completed (use Project/Unit Program Information Forms)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)	Number Addressing Rental Obligation)	Number Subject to Age- Restricted Cap	Checklist or Form Appendix Location <sup>i</sup>
1. Family Rental Bonus	<u>Rental Bonus</u>	<u>Completed</u>	<u>62</u>	<u>0</u>	<u>0</u>	<u>0</u>
2. Alternative Living Bonus	<u>Rental Bonus</u>	<u>Completed</u>	<u>40</u>	<u>0</u>	<u>0</u>	<u>0</u>
3. Senior Rental Bonus	<u>Rental Bonus</u>	<u>Completed</u>	<u>15</u>	<u>0</u>	<u>0</u>	<u>0</u>
4.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
5.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
6.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
7.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
8.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
9.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
10.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
11.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
12.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
13.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
14.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
15.			<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Subtotal from any additional pages used						
Total units (proposed and completed)						
Total rental						
Total age-restricted						
Total very-low						
Total bonuses						
Please add additional sheets as necessary.						

<sup>i</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

**Table 3. Programs, Projects and/or Units Addressing the Third Round.**

<b>Project Name</b>	<b>Mechanism or Bonus Type</b>	<b>Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)</b>	<b>Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply)</b>	<b>Units Addressing Rental Obligation</b>	<b>Units Addressing Family Obligation</b>	<b>Units Subject to Age- restricted Cap</b>	<b>Checklist or Form Appendix Location<sup>1</sup></b>
16. Sycamore Manor	Site Specific Zoning	<u>Completed</u>	<u>29</u>			<u>29</u>	<u>0</u>
17. Rose Glen	Growth Share Zoning	<u>Proposed</u>	<u>36</u>			<u>36</u>	
18. The Pines I	Site Specific Zoning	<u>Completed</u>	<u>61</u>	<u>61</u>		<u>61</u>	<u>0</u>
19. The Pines 2	Site Specific Zoning	<u>Completed</u>	<u>51</u>			<u>51</u>	<u>0</u>
20. Fox Chase	Site Specific Zoning	<u>Completed</u>	<u>15</u>		<u>15</u>		<u>0</u>
21. Southe Point	Site Specific Zoning	<u>Completed</u>	<u>17</u>		<u>17</u>		<u>0</u>
22. Spring Meadow	Site Specific Zoning	<u>Completed</u>	<u>16</u>		<u>16</u>		<u>0</u>
23. Hovtowne	Site Specific Zoning	<u>Proposed</u>	<u>18</u>		<u>18</u>		
24. Parkview Townhouses	Growth Share Zoning	<u>Proposed</u>	<u>3</u>		<u>3</u>		
25. M&S Shark River	Growth Share Zoning	<u>Proposed</u>	<u>1</u>		<u>1</u>		
26. Meadows @ Tinton Falls	Growth Share Zoning	<u>Proposed</u>	<u>2</u>		<u>2</u>		<u>0</u>
27. Traditions	Site Specific Zoning	<u>Proposed</u>	<u>54</u>	<u>0</u>	<u>54</u>		<u>0</u>
28. Heather Glen 100%	Municipally Sponsored	<u>Proposed</u>	<u>60</u>	<u>60</u>	<u>60</u>		
29. Essex Road 100%	Municipally Sponsored	<u>Proposed</u>	<u>60</u>	<u>60</u>	<u>60</u>		
30. Habitat 100%	Municipally Sponsored	<u>Proposed</u>	<u>11</u>	<u>0</u>	<u>11</u>		
<b>Subtotal from any additional pages used</b>		<u>153</u>	<b>Total units (proposed and completed)</b>			<u>587</u>	
Total family units		<u>289</u>	Total rental units			<u>213</u>	
Total age-restricted units		<u>177</u>	Total family rental units			<u>152</u>	
Total Supportive/Special Needs units		<u>18</u>	Total very-low units			<u>60</u>	
Total Special Needs bedrooms		<u>18</u>	Total bonuses			<u>112</u>	
<b>Please add additional sheets as necessary.</b>							

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

**Table 3. Programs, Projects and/or Units Addressing the Third Round.**

Project Name	Mechanism or Bonus Type	Proposed (use checklist(s)) or Completed (use Project/Unit Program Information Form)	Units Addressing Obligation (Note with "BR" where Special Needs bedrooms apply	Units Addressing Rental Obligation	Units Addressing Family Obligation	Units Subject to Age- restricted Cap	Checklist or Form Appendix Location <sup>1</sup>
16. Carney Site	Site Specific Zoning	<u>Proposed</u>	<u>32</u>	<u>32</u>	<u>32</u>	_____	_____
17. Arc Of Monmouth County	Alternative Living	<u>Proposed</u>	<u>18</u>	_____	<u>18</u>	_____	_____
18. Society Hill Extensions	Control Extension	<u>Proposed</u>	<u>80</u>	_____	<u>80</u>	_____	_____
19. Spring Meadows Extensions	Control Extension	<u>Proposed</u>	<u>16</u>	_____	<u>16</u>	_____	_____
20. South Pointe Extensions	Control Extension	<u>Proposed</u>	<u>7</u>	_____	<u>7</u>	_____	_____
21. Growth Share Compliance Bonus	Rental Bonus	<u>Proposed</u>	<u>42</u>	_____	_____	_____	_____
22. Family Rental Bonus	Rental Bonus	<u>Proposed</u>	<u>66</u>	_____	_____	_____	_____
23. Supportive Needs Bonus	Rental Bonus	<u>Proposed</u>	<u>4</u>	_____	_____	_____	_____
24. Affordability Assistance	VL Income Bonus	<u>Proposed</u>	<u>60</u>	_____	_____	_____	_____
25.		_____	_____	_____	_____	_____	_____
26.		_____	_____	_____	_____	_____	_____
27.		_____	_____	_____	_____	_____	_____
28.		_____	_____	_____	_____	_____	_____
29.		_____	_____	_____	_____	_____	_____
30.		_____	_____	_____	_____	_____	_____

**Subtotal from any additional pages used**

Total family units	_____	<b>Total units (proposed and completed)</b>	_____
Total age-restricted units	_____	Total rental units	_____
Total Supportive/Special Needs units	_____	Total family rental units	_____
Total Special Needs bedrooms	_____	Total very-low units	_____
		Total bonuses	_____

**Please add additional sheets as necessary.**

<sup>1</sup> If all completed units have already been reported to COAH as part of 2007 monitoring or subsequent CTM updates, there is no need to re-submit monitoring forms. If additional units have been completed subsequent to 2007 monitoring, the municipality may submit updated forms. If the plan relies only on completed units previously reported via 2007 monitoring, enter "on file" in this column.

Please answer the following questions necessary for completeness review regarding the municipality's draft and/or adopted implementing ordinances.

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**AFFORDABLE HOUSING TRUST FUND (N.J.A.C. 5:97-8)**

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1. Does the municipality have an affordable housing trust fund account? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a fully executed escrow agreement will forfeit the ability to retain development fees.)

☒ Yes, Bank Name The Sun National Bank (Development Fees) Sovereign Bank (Growth Share Fees)

(Choose account type) ☒ Separate interest-bearing account

☐ State of New Jersey cash management fund

☐ No (Skip to the Affordable Housing Ordinance section)

2. Has an escrow agreement been executed? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an executed escrow agreement.)

3. Is all trust fund monitoring up-to-date as of December 31, 2007? ☒ Yes ☐ No  
(If no, petition is incomplete. Submit an updated trust fund monitoring report.)

**DEVELOPMENT FEE ORDINANCES (N.J.A.C. 5:97-8.3)**

1. Does the Fair Share Plan include a proposed or adopted development fee ordinance? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a development fee ordinance will forfeit the ability to retain non-residential development fees)

☒ Yes,

☒ Adopted OR ☐ Proposed

☐ No Skip to the next category; Payments-in-Lieu

2. If adopted, specify date of COAH/Court approval here: September 1, 1999

- Have there been any amendments to the ordinance since COAH or the Court approved the ordinance?

☐ Yes, Ordinance Number. \_\_\_\_\_ Adopted on<sup>1</sup> \_\_\_\_\_

☒ No (Skip to the next category; Payments-in-Lieu)

- If yes, is the amended ordinance included with your petition?

☐ Yes

☐ No, (Petition is incomplete. Submit ordinance with governing body resolution requesting COAH approval of amended ordinance)



3. Does the ordinance follow the ordinance model **updated September 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to question 5.

☐ Yes ☐ No

4. If the answer to 3. above is no, indicate that the necessary items below are addressed before submitting the Development Fee ordinance to COAH:

**Information and Documentation**

The ordinance imposes a residential development fee of \_\_\_\_% and a Non-residential fee of 2.5 %

☐ A description of the types of developments that will be subject to fees per N.J.A.C. 5:97-8.3(c) and (d);

☐ A description of the types of developments that are exempted per N.J.A.C. 5:97-8.3(e)

☐ A description of the amount and nature of the fees imposed per N.J.A.C. 5:97-8.3(c) and (d)

☐ A description of collection procedures per N.J.A.C. 5:97-8.3(f)

☐ A description of development fee appeals per N.J.A.C. 5:97-8.3(g)

☐ A provision authorizing COAH to direct trust funds in case of non-compliance per N.J.A.C. 5:97-8.3(h)

☐ If part of a court settlement, submit court ordered judgment of compliance, implementation ordinances, information regarding period of time encompassed by the judgment of compliance and a request for review by the court

5. Does the ordinance include an affordability assistance provision per N.J.A.C. 5:97-8.8 (**Note: must be at least 30 percent of all development fees plus interest**)?

☐ Yes (Specify actual or anticipated amount) \$ \_\_\_\_\_

☐ No **Submit an amended ordinance with provisions for affordability assistance along with a governing body resolution requesting COAH approval of the amended ordinance.)**

■ If yes, what kind of assistance is offered?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

■ Has an affordability assistance program manual been submitted? ☐ Yes ☐ No

<sup>1</sup> Any amendment to a previously approved and adopted development fee ordinance must be submitted to COAH along with a resolution requesting COAH's review and approval of the amendment prior to the adoption of said amendment by the municipality.

**PAYMENTS-IN-LIEU OF CONSTRUCTING AFFORDABLE UNITS ON  
SITE (N.J.A.C. 5:97-8.4)**

1. Does the Fair Share Plan include an inclusionary zoning ordinance that provides for payments-in-lieu as an option to the on-site construction of affordable housing?  
☐ Yes ☒ No (**Skip to the next category; Barrier Free Escrow**)
2. Does the plan identify an alternate site and/or project for the payment-in-lieu funds? (**Optional**)  
☐ Yes (**attach applicable checklist**)  
☐ No (identify possible mechanisms on which payment in lieu will be expended in narrative section of plan.)
3. Does the ordinance include minimum criteria to be met before the payments-in-lieu becomes an available option for developers? (**Optional**)  
☐ Yes (indicate ordinance section) \_\_\_\_\_  
☐ No

**BARRIER FREE ESCROW/OTHER FUNDS (N.J.A.C. 5:97-8.5/8.6)**

1. Has the municipality collected or does it anticipate collecting fees to adapt affordable unit entrances to be accessible in accordance with the Barrier Free Subcode, N.J.A.C. 5:23-7?  
☐ Yes ☒ No
2. Does the municipality anticipate collecting any other funds for affordable housing activities?  
☐ Yes (specify funding source and amount) \_\_\_\_\_  
☒ No

### **SPENDING PLANS (N.J.A.C. 5:97-8.10)**

1. Does the petition include a Spending Plan? (Note: Pursuant to P.L. 2008 c.46, municipalities that do not submit a Spending Plan will forfeit the ability to retain development fees.)

☒ Yes      ☐ No

2. Does the Spending Plan follow the Spending Plan model **updated October 2008** and available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)? If yes, skip to next section - Affordable Housing Ordinance.

☒ Yes      ☐ No

3. If the answer to 1. above is no, indicate that the necessary items below are addressed before submitting the spending plan to COAH:

#### **Information and Documentation**

- ☐ A projection of revenues anticipated from imposing fees on development, based on actual proposed and approved developments and historical development activity;
- ☐ A projection of revenues anticipated from other sources (specify source(s) and amount(s));
- ☐ A description of the administrative mechanism that the municipality will use to collect and distribute revenues;
- ☐ A description of the anticipated use of all affordable housing trust funds pursuant to N.J.A.C. 5:97-8.7;
- ☐ A schedule for the expenditure of all affordable housing trust funds;
- ☐ A schedule for the creation or rehabilitation of housing units;
- ☐ If the municipality envisions being responsible for public sector or non-profit construction of housing, a detailed pro-forma statement of the anticipated costs and revenues associated with the development, consistent with standards required by HMFA or the DCA Division of Housing in its review of funding applications;
- ☐ If the municipality maintains an existing affordable housing trust fund, a plan to spend the remaining balance as of the date of its third round petition within four years of the date of petition;
- ☐ The manner through which the municipality will address any expected or unexpected shortfall if the anticipated revenues from development fees are not sufficient to implement the plan;
- ☐ A description of the anticipated use of excess affordable housing trust funds, in the event more funds than anticipated are collected, or projected funds exceed the amount necessary for satisfying the municipal affordable housing obligation; and
- ☐ If not part of the petition, a resolution of the governing body requesting COAH review and approval of spending plan or an amendment to an approved spending plan.

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**AFFORDABLE HOUSING ORDINANCE (N.J.A.C. 5:80-26.1 et seq.)**

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1. Does the Fair Share Plan include an Affordable Housing Ordinance?  
☒ Yes      ☐ No
2. Does the ordinance follow the ordinance model available at [www.nj.gov/dca/affiliates/coah/resources/planresources.html](http://www.nj.gov/dca/affiliates/coah/resources/planresources.html)?      ☒ Yes      ☐ No
3. If the answer to 1. or 2. above is no, indicate that the required items below are addressed before submitting to COAH. If the required items are addressed in ordinances other than an Affordable Housing Ordinance, please explain in a narrative section of the Fair Share Plan.

**Required Information and Documentation**

- ☐ Affordability controls
- ☐ Bedroom distribution
- ☐ Low/moderate-income split and bedroom distribution
- ☐ Accessible townhouse units
- ☐ Sale and rental pricing
- ☐ Municipal Housing Liaison
- ☐ Administrative Agent
- ☐ Reference to the Affirmative marketing plan or ordinance ([N.J.A.C. 5:80-26.15](#))

**AFFORDABLE HOUSING ADMINISTRATION (As Applicable)**

Items that must be submitted with the petition:

- ☒ Governing body resolution designating a municipal housing liaison (COAH must approve)

Items that must be submitted prior to COAH's grant of Substantive Certification:

- ☐ Operating manual for rehabilitation program
- ☐ Operating manual for affordability assistance
- ☐ Operating manual for an Accessory Apartment program
- ☐ Operating manual for a Market-to-Affordable program
- ☐ COAH approved administrative agent if municipal wide

Items that must be submitted prior to any time prior to marketing completed units:

- ☐ COAH approved administrative agent(s) is project specific
- ☐ Operating manual for sale units
- ☐ Operating manual for rental units
- ☐ Affirmative marketing plan or ordinance ([N.J.A.C. 5:80-26.15](#))

## CERTIFICATION

I, \_\_\_\_\_, have prepared this petition application for substantive certification on behalf of \_\_\_\_\_. I certify that the information submitted in this petition is complete, true and accurate to the best of my knowledge. I understand that knowingly falsifying the information contained herein may result in the denial and/or revocation of the municipality's substantive certification.

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Signature of Preparer (affix seal if applicable)

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Date

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Title

N.J.S.A. 2C:21-3, which applies to the certifications, declares it to be a disorderly person offense to knowingly make a false statement or give false information as part of a public record.

## **Narrative Section**

Please refer to the December 10, 2008 adopted Housing Element of the Borough of Tinton Falls for a detailed description of each mechanism intended to meet the Borough's Third Round Affordable Housing obligation. The Borough relies on existing credits to completely satisfy its prior round obligation and to satisfy a substantial portion of its Third Round obligation. The Borough further relies on additional methods to satisfy the remainder of its obligation, including a continued rehabilitation program to renovate deficient housing units that are to be occupied by low and moderate income households. Tinton Falls proposes to address a portion of its new construction growth share obligation through the extension of affordability controls on existing family owned affordable housing units, as well as through supportive and special needs housing in partnership with the ARC of Monmouth County. The Borough further proposes three Municipally sponsored 100 percent affordable developments. One in partnership with Habitat for Humanity on scattered Municipally owned parcels and two on Municipally owned parcels in partnership with other non-profit housing providers. The Borough also proposes a single inclusionary development. The inclusionary zoning is only applied to a single site within the Borough and is the result of mediation and settlement of an objection to the second round plan which received substantive certification by COAH.

The above-mentioned mechanisms and techniques would result in a total of 699 credits, leaving 249 excess credits from the Borough's Growth Share obligation of 450 units. The Borough has provided mechanisms in excess of the projected Growth Share requirement solely for the purposes of ensuring that if any one mechanism should no longer be viable or not produce the number of units projected, the Borough is demonstrating conclusively that it can meet its Growth Share obligation throughout the Third Round Housing Period. The Borough has no intention of creating excess affordable housing units throughout the Housing period. The Phasing Plan clearly demonstrates that the various programs will only be implemented as the need arises through the COAH monitoring process.

Of Special Note Regarding Fort Monmouth: COAH is currently reviewing a Memorandum of Agreement with the Fort Monmouth Economic Revitalization Planning Authority (FMERPA) regarding coordination of the two agencies on various issues. The MOA and various communications from COAH and FMERPA indicate that FMERPA will be responsible for the planning and implementation of any affordable housing obligation generated by the Fort Monmouth Redevelopment

Plan. COAH recognizes FMERPA as a unique regional planning authority and therefore this plan does not include accommodating any additional affordable housing obligations generated through the Fort Monmouth redevelopment process within the remainder of the Borough.

Of Special Note Regarding Certain Inconsistencies in Relation to Credits Applied to the Third Round: There was an error in the application of Senior Rental Credits in the Third Round in excess of the maximum number of allowable Senior Credits toward the total in-town Growth Share Obligation in the December 10, 2008 Housing Plan as adopted by the Planning Board of the Borough of Tinton Falls and subsequently endorsed by the Borough Council of the Borough of Tinton Falls. This error does not change in any way the mechanisms proposed within the Housing Element and Fair Share Plan. The error does require changes to certain text descriptions of applicable credits and certain charts detailing applicable credits. The credits are applied correctly within this application.

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## APPENDIX C

### REHABILITATION PROGRAM



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## **REHABILITATION PROGRAM (N.J.A.C. 5:97-6.2)**

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### **General Description**

Municipality/County: Tinton Falls, Monmouth County

Program Name: Municipal and Counry Programs

Number of proposed units to be rehabilitated: 23

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### **Information and Documentation Required with Petition**

- ☒ Determination of Rehabilitation Share
- ☒ Accept number in N.J.A.C. 5:97 – Appendix B; **OR**
- ☐ Exterior Housing Survey conducted by the municipality
- ☒ Information regarding the rehabilitation program on forms provided by the Council. (If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☒ in lieu of submitting forms.)
- ☒ Documentation demonstrating the source(s) of funding
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☒ Schedule illustrating how the rehabilitation share will be addressed within the period of substantive certification

### **Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted rehabilitation operating manual that includes a description of the program procedures and administration including a copy of sample deed restriction and/or lien.
- ☐ Affirmative Marketing Plan for the re-rental of rehabilitated rental units, in accordance with UHAC

## Rehabilitation Narrative Section

The Borough of Tinton Falls, as part of this Fair Share Plan, will be instituting a rehabilitation program in accordance with NJAC 5:94-4.3 to meet its current twenty-six (26) unit obligation. The Borough plans to begin to rehabilitate units starting in 2008 and complete the program by 2018. The Borough is looking to either partner with the County or surrounding municipalities that have the administrative ability to run a program and complete rehabs.

According to the Monmouth County Planning Board, three (3) units were rehabilitated and raised to code since January 2000 i.e. in the 3rd Round. An average of \$ 13,515 was expended per unit. Based on the Monmouth County COAH report, the recalculated rehabilitation share for Tinton Falls has been brought down to twenty-three (23) units. To complete a total of twenty-three (23) units by the end of 2018, Tinton Falls proposes a phased rehabilitation program. The ten (10) year period between 2008 and 2018 will be divided equally, into five (5) phases. The Borough proposes to expend sufficient funds, in order to accomplish no less than half of the obligation by the midpoint of this phased program. A fewer number of units will be completed in the initial phase (2008-2009); bearing in mind issues related with initial start up and market development. A breakdown of the proposed program is as follows:

### Borough of Tinton Falls- Rehabilitation Schedule (2008-2018)

<u>Year</u>	<u>2008-2010</u>	<u>2010-2012</u>	<u>2012-2014</u>	<u>2014-2016</u>	<u>2016-2018</u>
<u># of units</u>	<u>1</u>	<u>3</u>	<u>4</u>	<u>5</u>	<u>10</u>

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## PROJECT / PROGRAM INFORMATION FORM

### PART A – PROJECT HEADER

Municipality: Borough of Tinton Falls County: Monmouth

Project or Program Name: Borough of Tinton Falls Rehabilitation Program

**Project Status** (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

12/31/2008

Preliminary Approval

\_\_\_\_\_

Final Approval

\_\_\_\_\_

Affordable Units under Construction

\_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued)

\_\_\_\_\_

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

\_\_\_\_\_

**Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units<sup>1</sup>

100 Percent Affordable

Inclusionary

Rehabilitation

**If an Inclusionary project, identify type** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify type** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

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<sup>1</sup> See N.J.A.C. 5:94-4.11

**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 **Round 3**

Project Address: TBD ///

Project Block/Lot/Qualifier (list all) TBD

Project Acreage: TBD

Project Sponsor: (circle one) **Municipally Developed** Nonprofit Developed Private Developer

Project Developer: Borough of Tinton Falls

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned **Rehabilitation**

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) **Rehabilitation**

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver \_\_\_\_\_

Number of market units proposed \_\_\_\_\_ Number of market units completed \_\_\_\_\_

Condo Fee percentage (if applicable) \_\_\_\_\_

Affordability Average Percentage <sup>2</sup> \_\_\_\_\_

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

Municipal or RCA funds committed to project \_\_\_\_\_

Municipal or RCA funds expended \_\_\_\_\_

<sup>2</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**Funding Sources** (circle all that apply)

County HOME County Rehab Funds CDBG Federal Home Loan Bank HODAG HUD HUD 202  
HUD 236 HUD 811 HUD HOPE VI HUD HOME McKinney Funds Fannie Mae Multi-Family  
UDAG UHROP USDA-FHA Rural Development USDA-FHA - Section 515 Development Fees  
Municipal Bond Municipal Funds Payment in Lieu Private Financing RCA Capital Funding  
Balanced Housing Balanced Housing – Home Express DCA – Low Income House Tax Credit NPP  
DCA Shelter Support Services DDD DHSS DHHS HMFA Low Income House Tax Credit  
HMFA HMFA HOME MONI Section 8 Small Cities Other \_\_\_\_\_

Effective date of affordability controls TBD

Length of Affordability Controls (in years) 10 or Perpetual

Administrative Agent \_\_\_\_\_

**PART C – COUNTS**

**Affordable Unit Counts**

Total non-age-restricted 23 Sales \_\_\_\_\_ Rentals \_\_\_\_\_ Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>3</sup>	_____	_____
35% of median income <sup>4</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income  
35% = greater than 30 percent and less than or equal to 35 percent of median income  
50% = greater than 35 percent and less than or equal to 50 percent of median income  
80% = greater than 50 percent and less than 80 percent of median income

<sup>3</sup> Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>4</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**Bedroom Distribution of Affordable Units**

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

**Completed Units**

Number of affordable units completed in this project \_\_\_\_0\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

**PART D - (completed by Sending Municipality)****For Regional Contribution Agreements (RCA)**

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

**For Partnership Program**

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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Identification of Unit	Date Approved	Own	Rent	Initial Inspection	Final Inspection	Status	Monies Committed	Monies Expended	Type of Work Completed	Below Code Raised to Code	Length of Deed Restriction
013-TF-0499	1/28/2000	Mod			6/13/2000	Completed	\$6,395.00	\$6,395.00	1,4,8,11	Yes	6
015-TF-0499	8/11/2000	Mod		9/20/2000	6/15/2001	Completed	\$18,075.00	\$18,485.00	1,2,4,5,8,14	Yes	6
078-TF-0499	10/12/2001	Mod		10/22/2001	4/3/2002	Completed	\$15,664.00	\$15,664.00	1,2,4,6,8,9,12	Yes	6

## **APPENDIX D**

### **EXTENSION OF EXPIRING CONTROLS PROGRAM**



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## EXTENSION OF EXPIRING CONTROLS (N.J.A.C. 5:97-6.14)

(Submit separate checklist for each location)

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### General Description

Municipality/County: Tinton Falls, Monmouth County, New Jersey

Project or Program Name: Spring Meadows

Block(s) and Lot(s): Block 75, Lots 71 - 84, 86 and 87

Affordable Units Proposed: 17

Non-Age-Restricted: 17

Sale: 17

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

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### Information and Documentation Required with Petition

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

#### **Identification of unit(s) including:**

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block and lot
- ☒ Description of units including if unit is age-restricted or not and rental or sale
- ☐ Description of expiring controls including prior program funding, date control first initiated and date when control is to expire
- ☐ Agreement or commitment to extend controls between the municipality and owner
- ☐ Proposed deed restriction
- ☐ Pro-forma statement for the project showing acquisition and/or rehabilitation costs
- ☒ Documentation of funding sources
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Previous and proposed or revised Affirmative Marketing Plans

**Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ Affirmative Marketing Plan in accordance with UHAC

**Extension of Controls Narrative Section**

Expiring Controls Program - The Borough seeks to apply seventeen (17) credits for Spring Meadows, a low and moderate non-age restricted development. This development is constructed and occupied with a 20-year control on affordability which will expire during the current housing period. The Borough is prepared to offer each unit owner \$10,000 to extend the affordability controls in conformance with UHAC requirements. This program is scheduled, in the phasing plan, to begin December 31, 2010. The Borough has identified 17 units in the above referenced development and has begun the process of owner contact. The Borough has sufficient funds to procede with the extension of expiring controls program immediately, as identified in the Spending Plan portion of this document. The Borough understands that the program must comply with all COAH reporting and monitoring requirements, including Project/Program Information Forms. Attached is a portion of the Tax Assessment Database with additional details concerning the subject properties.

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## PROJECT / PROGRAM INFORMATION FORM

### PART A – PROJECT HEADER

Municipality: Borough of Tinton Falls County: Monmouth

Project or Program Name: Borough of Tinton Falls Extension of Expiring Controls – Spring Meadows

**Project Status** (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

12/31/2008

Preliminary Approval

\_\_\_\_\_

Final Approval

\_\_\_\_\_

Affordable Units under Construction

\_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued)

\_\_\_\_\_

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

\_\_\_\_\_

**Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units<sup>1</sup>

100 Percent Affordable

Inclusionary

Rehabilitation

**If an Inclusionary project, identify type** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify type** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

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<sup>1</sup> See N.J.A.C. 5:94-4.11

**PART B – PROJECT DETAIL (Complete all applicable sections)**

**COAH Rules that apply to project:**      Round 1      Round 2      **Round 3**

**Project Address:**      Numerous

**Project Block/Lot/Qualifier (list all)**      Block 75, Lots 71 - 84, 86 and 87

**Project Acreage:**      TBD

**Project Sponsor: (circle one)**      **Municipally Developed**      Nonprofit Developed      Private Developer

**Project Developer:**      Borough of Tinton Falls

**Planning Area (circle all that apply)**

1      2      3      4      4B      5      5B

Highland Preservation      Highlands Planning Area      Pinelands      Meadowlands

CAFRA      Category 1 Watershed

**Credit Type (circle one)**

Prior-cycle (1980 – 1986)      Post-1986 completed      **Proposed/Zoned**      Rehabilitation

**Credit Sub-Type (if applicable)**

Addressing Unmet Need      **Extension of Controls**

**Construction Type (circle one)**      New (includes reconstruction and conversions)      Rehabilitation

**Flags (circle all that apply)**      Conversion      Court Project      Density Increase Granted      Mediated Project

Result of Growth Share Ordinance      High Poverty Census Tract      Off-Site      Partnership Project

RCA Receiving Project      Reconstruction      Part of Redevelopment Plan

**Project Waiver granted**      yes      no      **Round waiver was granted**      R1      R2      R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed** \_\_\_\_\_ **Number of market units completed** \_\_\_\_\_

**Condo Fee percentage (if applicable)** \_\_\_\_\_

**Affordability Average Percentage <sup>2</sup>** \_\_\_\_\_

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_

**Municipal or RCA funds expended** \_\_\_\_\_

<sup>2</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202  
HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family  
UDAG   UHOPR   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees  
Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding  
Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP  
DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit  
HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

Effective date of affordability controls   TBD

Length of Affordability Controls (in years)   30   or   Perpetual

Administrative Agent   \_\_\_\_\_

**PART C – COUNTS**

**Affordable Unit Counts**

Total non-age-restricted   17   Sales   \_\_\_\_\_   Rentals   \_\_\_\_\_   Total age-restricted   \_\_\_\_\_   Sales   \_\_\_\_\_   Rentals   \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>3</sup>	_____	_____
35% of median income <sup>4</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note:   30% = less than or equal to 30 percent of median income  
35% = greater than 30 percent and less than or equal to 35 percent of median income  
50% = greater than 35 percent and less than or equal to 50 percent of median income  
80% = greater than 50 percent and less than 80 percent of median income

<sup>3</sup> Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>4</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**Bedroom Distribution of Affordable Units**

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

**Completed Units**

Number of affordable units completed in this project \_\_\_\_0\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

**PART D - (completed by Sending Municipality)****For Regional Contribution Agreements (RCA)**

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

**For Partnership Program**

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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**EXTENSION OF EXPIRING CONTROLS (N.J.A.C. 5:97-6.14)**

(Submit separate checklist for each location)

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**General Description**

Municipality/County: Tinton Falls, Monmouth County, New Jersey

Project or Program Name: Society Hill

Block(s) and Lot(s): Block 26, Lots 35 - 50 and 67 - 82; Block 26.01, Lots 1 - 16, 73 - 80, 89 - 96, and 185 - 200

Affordable Units Proposed: 80

Non-Age-Restricted: 80

Sale: 80

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

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**Information and Documentation Required with Petition**

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**Identification of unit(s) including:**

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block and lot
- ☒ Description of units including if unit is age-restricted or not and rental or sale
- ☐ Description of expiring controls including prior program funding, date control first initiated and date when control is to expire
- ☐ Agreement or commitment to extend controls between the municipality and owner
- ☐ Proposed deed restriction
- ☐ Pro-forma statement for the project showing acquisition and/or rehabilitation costs
- ☒ Documentation of funding sources
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Previous and proposed or revised Affirmative Marketing Plans

**Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ Affirmative Marketing Plan in accordance with UHAC

**Extension of Controls Narrative Section**

Expiring Controls Program - The Borough seeks to apply eighty (80) credits for Society Hill, a low and moderate non-age restricted development. This development is constructed and occupied with a 20-year control on affordability which will expire during the current housing period. The Borough is prepared to offer each unit owner \$10,000 to extend the affordability controls in conformance with UHAC requirements. This program is scheduled, in the phasing plan, to begin December 31, 2010. The Borough has identified 80 units in the above referenced development and has begun the process of owner contact. The Borough has sufficient funds to procede with the extension of expiring controls program immediately, as identified in the Spending Plan portion of this document. The Borough understands that the program must comply with all COAH reporting and monitoring requirements, including Project/Program Information Forms. Attached is a portion of the Tax Assessment Database with additional details concerning the subject properties.

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## PROJECT / PROGRAM INFORMATION FORM

### PART A – PROJECT HEADER

Municipality: Borough of Tinton Falls County: Monmouth

Project or Program Name: Borough of Tinton Falls Extension of Expiring Controls – Society Hill

**Project Status** (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

12/31/2008

Preliminary Approval

\_\_\_\_\_

Final Approval

\_\_\_\_\_

Affordable Units under Construction

\_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued)

\_\_\_\_\_

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

\_\_\_\_\_

**Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units<sup>1</sup>

100 Percent Affordable

Inclusionary

Rehabilitation

**If an Inclusionary project, identify type** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify type** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

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<sup>1</sup> See N.J.A.C. 5:94-4.11

**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Numerous

Project Block/Lot/Qualifier (list all) Block 26, Lots 35 - 50 and 67 - 82; Block 26.01, Lots 1 - 16, 73 - 80, 89 - 96, and 185 - 200

Project Acreage: TBD

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Developer: Borough of Tinton Falls

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type (circle one)

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) Conversion Court Project Density Increase Granted Mediated Project

Result of Growth Share Ordinance High Poverty Census Tract Off-Site Partnership Project

RCA Receiving Project Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver \_\_\_\_\_

Number of market units proposed \_\_\_\_\_ Number of market units completed \_\_\_\_\_

Condo Fee percentage (if applicable) \_\_\_\_\_

Affordability Average Percentage <sup>2</sup> \_\_\_\_\_

For Contributory or Combination Sites

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

Municipal or RCA funds committed to project \_\_\_\_\_

Municipal or RCA funds expended \_\_\_\_\_

<sup>2</sup> "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202  
HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family  
UDAG   UHOPR   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees  
Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding  
Balanced Housing   Balanced Housing -- Home Express   DCA -- Low Income House Tax Credit   NPP  
DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit  
HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

Effective date of affordability controls   TBD

Length of Affordability Controls (in years)   30   or   Perpetual

Administrative Agent   \_\_\_\_\_

**PART C – COUNTS**

**Affordable Unit Counts**

Total non-age-restricted 80   Sales   \_\_\_\_\_   Rentals   \_\_\_\_\_   Total age-restricted   \_\_\_\_\_   Sales   \_\_\_\_\_   Rentals   \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>3</sup>	_____	_____
35% of median income <sup>4</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note:   30% = less than or equal to 30 percent of median income  
35% = greater than 30 percent and less than or equal to 35 percent of median income  
50% = greater than 35 percent and less than or equal to 50 percent of median income  
80% = greater than 50 percent and less than 80 percent of median income

<sup>3</sup> Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>4</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**Bedroom Distribution of Affordable Units**

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

**Completed Units**

Number of affordable units completed in this project \_\_\_\_0\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

**PART D - (completed by Sending Municipality)****For Regional Contribution Agreements (RCA)**

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

**For Partnership Program**

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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## EXTENSION OF EXPIRING CONTROLS (N.J.A.C. 5:97-6.14)

(Submit separate checklist for each location)

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### General Description

Municipality/County: Tinton Falls, Monmouth County, New Jersey

Project or Program Name: South Pointe

Block(s) and Lot(s): Block 129, Lots 2.16, 2.19, 2.24, 2.25, 2.29, 2.30 and 2.36

Affordable Units Proposed: 7

Non-Age-Restricted: 7                      Sale: 7                      Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_                      Sale: \_\_\_\_\_                      Rental: \_\_\_\_\_

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### Information and Documentation Required with Petition

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

#### **Identification of unit(s) including:**

- ☒ Name and address of owner
- ☒ Subject property address
- ☒ Subject property block and lot
- ☒ Description of units including if unit is age-restricted or not and rental or sale
- ☐ Description of expiring controls including prior program funding, date control first initiated and date when control is to expire
- ☐ Agreement or commitment to extend controls between the municipality and owner
- ☐ Proposed deed restriction
- ☐ Pro-forma statement for the project showing acquisition and/or rehabilitation costs
- ☒ Documentation of funding sources
- ☒ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall
- ☐ Previous and proposed or revised Affirmative Marketing Plans

### **Information and Documentation Required Prior to Substantive Certification**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ Affirmative Marketing Plan in accordance with UHAC

### **Extension of Controls Narrative Section**

Expiring Controls Program - The Borough seeks to apply seven (7) credits for South Pointe, a low and moderate non-age restricted development. This development is constructed and occupied with a 20-year control on affordability which will expire during the current housing period. The Borough is prepared to offer each unit owner \$10,000 to extend the affordability controls in conformance with UHAC requirements. This program is scheduled, in the phasing plan, to begin December 31, 2010. The Borough has identified 7 units in the above referenced development and has begun the process of owner contact. The Borough has sufficient funds to procede with the extension of expiring controls program immediately, as identified in the Spending Plan portion of this document. The Borough understands that the program must comply with all COAH reporting and monitoring requirements, including Project/Program Information Forms. Attached is a portion of the Tax Assessment Database with additional details concerning the subject properties.

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## PROJECT / PROGRAM INFORMATION FORM

### PART A – PROJECT HEADER

Municipality: Borough of Tinton Falls County: Monmouth

Project or Program Name: Borough of Tinton Falls Extension of Expiring Controls – South Pointe

**Project Status** (circle current status and enter date of action for that status)

Date of Action

Proposed/Zoned

12/31/2008

Preliminary Approval

\_\_\_\_\_

Final Approval

\_\_\_\_\_

Affordable Units under Construction

\_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued)

\_\_\_\_\_

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

\_\_\_\_\_

**Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Buy – Down

Credits without Controls

ECHO

Municipally-Sponsored Rental Units<sup>1</sup>

100 Percent Affordable

Inclusionary

Rehabilitation

**If an Inclusionary project, identify type** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify type** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

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<sup>1</sup> See N.J.A.C. 5:94-4.11

**PART B – PROJECT DETAIL (Complete all applicable sections)**

**COAH Rules that apply to project:**      Round 1      Round 2      **Round 3**

**Project Address:**      Numerous

**Project Block/Lot/Qualifier (list all)** Block 129, Lots 2.16, 2.19, 2.24, 2.25, 2.29, 2.30 and 2.36

**Project Acreage:**      TBD

**Project Sponsor: (circle one)**      **Municipally Developed**      Nonprofit Developed      Private Developer

**Project Developer:**      Borough of Tinton Falls

**Planning Area (circle all that apply)**

1      2      3      4      4B      5      5B

Highland Preservation      Highlands Planning Area      Pinelands      Meadowlands

CAFRA      Category 1 Watershed

**Credit Type (circle one)**

Prior-cycle (1980 – 1986)      Post-1986 completed      **Proposed/Zoned**      Rehabilitation

**Credit Sub-Type (if applicable)**

Addressing Unmet Need      **Extension of Controls**

**Construction Type (circle one)**      New (includes reconstruction and conversions)      Rehabilitation

**Flags (circle all that apply)**      Conversion      Court Project      Density Increase Granted      Mediated Project

Result of Growth Share Ordinance      High Poverty Census Tract      Off-Site      Partnership Project

RCA Receiving Project      Reconstruction      Part of Redevelopment Plan

**Project Waiver granted**      yes      no      **Round waiver was granted**      R1      R2      R3

**Type of Waiver** \_\_\_\_\_

**Number of market units proposed**      \_\_\_\_\_      **Number of market units completed**      \_\_\_\_\_

**Condo Fee percentage (if applicable)**      \_\_\_\_\_

**Affordability Average Percentage <sup>2</sup>**      \_\_\_\_\_

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site      \_\_\_\_\_

Number of affordable units created with payment      \_\_\_\_\_

**Municipal or RCA funds committed to project**      \_\_\_\_\_

**Municipal or RCA funds expended**      \_\_\_\_\_

<sup>2</sup> “Affordability Average” means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.



**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202  
HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family  
UDAG   UHOPR   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees  
Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding  
Balanced Housing   Balanced Housing -- Home Express   DCA -- Low Income House Tax Credit   NPP  
DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit  
HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

Effective date of affordability controls   TBD

Length of Affordability Controls (in years)   30   or   Perpetual

Administrative Agent   \_\_\_\_\_

**PART C – COUNTS**

**Affordable Unit Counts**

Total non-age-restricted   7   Sales   \_\_\_\_\_   Rentals   \_\_\_\_\_   Total age-restricted   \_\_\_\_\_   Sales   \_\_\_\_\_   Rentals   \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are restricted for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>3</sup>	_____	_____
35% of median income <sup>4</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note:   30% = less than or equal to 30 percent of median income  
          35% = greater than 30 percent and less than or equal to 35 percent of median income  
          50% = greater than 35 percent and less than or equal to 50 percent of median income  
          80% = greater than 50 percent and less than 80 percent of median income

<sup>3</sup> Pursuant to N.J.A.C. 5:94-4.22 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>4</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**Bedroom Distribution of Affordable Units**

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

**Completed Units**

Number of affordable units completed in this project \_\_\_\_0\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

**PART D - (completed by Sending Municipality)****For Regional Contribution Agreements (RCA)**

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

**For Partnership Program**

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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Borough of  
Tinton Falls  
New Jersey

W. BRYAN DEMPSEY  
BOROUGH ADMINISTRATOR

MUNICIPAL CENTER  
556 TINTON AVENUE  
TINTON FALLS, NJ 07724-3298  
732-542-3400 EXT. 211  
732-542-2075 FAX

December 16, 2008

Re Your Affordable Housing Unit

Dear Resident:

As you may be aware, all New Jersey municipalities have a constitutional obligation to provide affordable housing within their borders. Tinton Falls has always recognized this obligation, and your unit is evidence of our proactive efforts to meet this responsibility. In furtherance of that goal, the Borough is currently in the process of preparing its Third Round Affordable Housing Plan in order to meet a state imposed mandatory deadline of December 31, 2008.

Your low or moderate income housing unit is part of Tinton Falls' marked success in meeting its affordable housing goals in the past. However, the Borough is now offering you a voluntary opportunity to assist Tinton Falls in meeting its future affordable housing goals. Through this voluntary program, the Borough is offering a one-time incentive payment to keep your unit as an affordable housing unit.

You will recall that upon purchasing your affordable housing unit you agreed, through recorded restrictions, to maintain affordability restraints on your unit for a period of twenty years. At the end of that time period, you are free to sell the unit, but the Borough has the right of first refusal to buy your unit at the maximum restricted sales price (which is determined by the Fair Housing Act regulations) in order to keep it available for low and moderate income buyers. If, however, the Borough declines to purchase your unit at that time, you are free to sell the unit at fair market value. However, the law only entitles you to keep 5% of the difference between the maximum restricted sales price and the selling price; the remaining 95% must be returned to the Borough's Affordable Housing Trust Fund. Hence, even though the unit may be sold on the open market at the end of twenty years, the law simply will not allow you to realize a significant financial benefit from such a sale.

The Borough is now offering you an alternative it would like you to consider. As authorized by law, the Borough is willing to pay you a one time, immediate payment of \$10,000 in exchange for your execution of new documents which will extend the affordability restraints on your unit for a period of an additional thirty years. If you agree to this proposal, you will continue to own and live in your unit, and will simply have your affordability period increased for that additional time period.

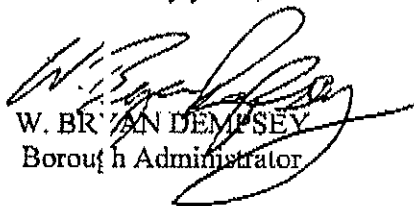
In order to qualify for this payment, the law also requires Tinton Falls to obtain a Continuing Certificate of Occupancy or a certified statement from the municipal building inspector that your unit meets all code standards under COAH's regulations.

By providing this option to affordable housing unit owners, the Borough will be able to continue to meet its affordable housing obligations by utilizing your unit towards its third Round affordable housing obligation. The program provides owners such as you with fair compensation, while at the same time ensuring that affordable homes are available within our town. Moreover, this voluntary program will save the taxpayers significant money because the Borough will not have to look elsewhere within the town to satisfy its Third Round affordable housing obligations at a premium cost. Simply stated, we believe that it's a win/win for everyone.

The Borough will be having a Community Forum on Monday, January 12, 2009 at 7:30 PM in the Municipal Building located at 556 Tinton Avenue to further discuss the benefits and options under this voluntary program. We invite you to attend this forum and learn more about how this program can benefit you and the Borough.

Please RSVP by calling Bryan Dempsey, Borough Administrator at 732-542-3400, x 211. If you are unable to attend but have an interest in this proposal, please also call Mr. Dempsey. Thank you for your consideration, and we look forward to meeting with you on the 12<sup>th</sup>.

Very truly yours,



W. BRYAN DEMPSEY  
Borough Administrator

WBD:jw

#	Block	Lot	Property Location	Owner's Name	Land Desc	Value	Build Desc
1	26 ✓	35	41 BEAUMONT COURT	EMMONS, SHIRLEYAN	SOCIETY HILL	\$82,800.00	ML GARDEN CONDO
2	26 ✓	36	40 BEAUMONT COURT	PLACENTI, ANDREA	SOCIETY HILL	\$77,800.00	ML GARDEN CONDO
3	26 ✓	37	43 BEAUMONT COURT	COMMISSO, FRANCES M.	SOCIETY HILL	\$81,400.00	ML GARDEN CONDO
4	26 ✓	38	42 BEAUMONT COURT	DUNDAS, BRIAN & PEDOUTH	SOCIETY HILL	\$88,500.00	ML GARDEN CONDO
5	26 ✓	39	45 BEAUMONT COURT	PINSKER, MARLENE	SOCIETY HILL	\$59,400.00	ML GARDEN CONDO
6	26 ✓	40	44 BEAUMONT COURT	ZIMMERMAN, SHANON	SOCIETY HILL	\$93,400.00	ML GARDEN CONDO
7	26 ✓	41	47 BEAUMONT COURT	HUBENY, PHYLLIS & STEPHEN	SOCIETY HILL	\$59,400.00	ML GARDEN CONDO
8	26 ✓	42	46 BEAUMONT COURT	HECKER, WILLIAM E. & MARY M.	SOCIETY HILL	\$95,100.00	ML GARDEN CONDO
9	26 ✓	43	63 BEAUMONT COURT	SHELDON, DANIELE	SOCIETY HILL	\$131,300.00	ML GARDEN CONDO
10	26 ✓	44	64 BEAUMONT COURT	TAYLOR, PATRICIA A.	SOCIETY HILL		ML GARDEN CONDO
11	26 ✓	45	65 BEAUMONT COURT	O'NEILL, SUSAN B	SOCIETY HILL	\$93,700.00	ML GARDEN CONDO
12	26 ✓	46	66 BEAUMONT COURT	GARRATANO, STEVEN A & CAROL	SOCIETY HILL		ML GARDEN CONDO
13	26 ✓	47	67 BEAUMONT COURT	HARWOOD, ELLISE P	SOCIETY HILL	\$76,200.00	ML GARDEN CONDO
14	26 ✓	48	68 BEAUMONT COURT	DRUMMOND, CAROLINE CHIPMAN	SOCIETY HILL	\$84,900.00	ML GARDEN CONDO
15	26 ✓	49	69 BEAUMONT COURT	RASMUSSEN, LINDA	SOCIETY HILL	\$81,400.00	ML GARDEN CONDO
16	26 ✓	50	70 BEAUMONT COURT	WEAN, CHRISTOPHER T.	SOCIETY HILL	\$82,200.00	ML GARDEN CONDO
17	26 ✓	67	103 BEAUMONT COURT	POLLIO, LESLEY	SOCIETY HILL	\$78,200.00	ML GARDEN CONDO
18	26 ✓	68	104 BEAUMONT COURT	SHAPIRO, JOHN H.	SOCIETY HILL	\$77,800.00	ML GARDEN CONDO
19	26 ✓	69	105 BEAUMONT COURT	WENDEL, LAURA	SOCIETY HILL	\$85,800.00	ML GARDEN CONDO
20	26 ✓	70	106 BEAUMONT COURT	KEREKES, MARTIN, JR.	SOCIETY HILL	\$81,400.00	ML GARDEN CONDO
21	26 ✓	71	107 BEAUMONT COURT	SCHADE, GARY C & KAREN A	SOCIETY HILL	\$159,500.00	ML GARDEN CONDO
22	26 ✓	72	108 BEAUMONT COURT	COELHO, CARLOS A.F. & MARIA	SOCIETY HILL	\$159,500.00	ML GARDEN CONDO
23	26 ✓	73	109 BEAUMONT COURT	BOYINGTON, ELLA	SOCIETY HILL	\$137,200.00	ML GARDEN CONDO
24	26 ✓	74	110 BEAUMONT COURT	PARK, ANTHONY F. & DEBORAH J.C.	SOCIETY HILL		ML GARDEN CONDO
25	26 ✓	75	13 SUN BEAU COURT	ROBERTS, KENNETH P. & MARY DIANE	SOCIETY HILL	\$159,507.00	ML GARDEN CONDO
26	26 ✓	76	14 SUN BEAU COURT	HOWELL, RICHARD D.	SOCIETY HILL	\$137,600.00	ML GARDEN CONDO
27	26 ✓	77	15 SUN BEAU COURT	GRAB, MICHAEL & ELIZABETH	SOCIETY HILL	\$159,507.00	ML GARDEN CONDO
28	26 ✓	78	16 SUN BEAU COURT	LE, LOC VAN & NGUYEN, DOM THI	SOCIETY HILL	\$159,507.00	ML GARDEN CONDO
29	26 ✓	79	17 SUN BEAU COURT	SENTNER, DONNA L	SOCIETY HILL	\$89,100.00	ML GARDEN CONDO
30	26 ✓	80	18 SUN BEAU COURT	RAUB, PAULETTE	SOCIETY HILL	\$81,400.00	ML GARDEN CONDO
31	26 ✓	81	19 SUN BEAU COURT	VALK, DAVID	SOCIETY HILL	\$81,477.00	ML GARDEN CONDO
32	26 ✓	82	20 SUN BEAU COURT	HOGARTH, ROSELYN	SOCIETY HILL	\$78,900.00	ML GARDEN CONDO
33	26.01	1.	17 PLAYERS CIRCLE	MCCHESNEY, BARBARA	SOCIETY HILL	\$153,400.00	ML GARDEN CONDO
34	26.01	2	16 PLAYERS CIRCLE	CARTER, VALERIE B.	SOCIETY HILL	\$137,600.00	ML GARDEN CONDO
35	26.01	3	15 PLAYERS CIRCLE	SCIARETTA, MARIA	SOCIETY HILL	\$134,300.00	ML GARDEN CONDO
36	26.01	4	14 PLAYERS CIRCLE	MIRANDA, JUAN J. & AMANDA	SOCIETY HILL	\$92,900.00	ML GARDEN CONDO
37	26.01	5	13 PLAYERS CIRCLE	PHILON, JEFFREY	SOCIETY HILL	\$137,600.00	ML GARDEN CONDO
38	26.01	6	12 PLAYERS CIRCLE	MEASURE, LAUREN S.	SOCIETY HILL	\$120,500.00	ML GARDEN CONDO
39	26.01	7	11 PLAYERS CIRCLE	SCHWARTZ, SALLY C.	SOCIETY HILL	\$139,300.00	ML GARDEN CONDO
40	26.01	8	10 PLAYERS CIRCLE	BAKHITARIAN, SYLVA	SOCIETY HILL	\$149,500.00	ML GARDEN CONDO
41	26.01	9	9 PLAYERS CIRCLE	LONGO, REBECCA	SOCIETY HILL	\$111,600.00	ML GARDEN CONDO
42	26.01	10	8 PLAYERS CIRCLE	COLEMAN, RENEE	SOCIETY HILL	\$116,100.00	ML GARDEN CONDO



#	Block	Lot	Property Location	Owner's Name	Land Desc	Value	Build Desc
43	26.01	11	7 PLAYERS CIRCLE	GREENWOOD, DEANNA	SOCIETY HILL	\$137,600.00	ML GARDEN CONDO
44	26.01	12	6 PLAYERS CIRCLE	BRANDSTETTER, TROY	SOCIETY HILL	\$114,600.00	ML GARDEN CONDO
45	26.01	13	5 PLAYERS CIRCLE	REEHIL, EILEEN	SOCIETY HILL	\$159,500.00	ML GARDEN CONDO
46	26.01	14	4 PLAYERS CIRCLE	BERMAN, JEFFREY N & BARBARA E	SOCIETY HILL	\$133,400.00	ML GARDEN CONDO
47	26.01	15	3 PLAYERS CIRCLE	SANDER, MARK E.	SOCIETY HILL	\$122,700.00	ML GARDEN CONDO
48	26.01	16	2 PLAYERS CIRCLE	CRANK, SUSAN & WILLIAM T	SOCIETY HILL	\$146,700.00	ML GARDEN CONDO
49	26.01	73	89 PLAYERS CIRCLE	MARTINEZ, ANDREA R.	SOCIETY HILL	\$140,600.00	ML GARDEN CONDO
50	26.01	74	88 PLAYERS CIRCLE	FACCHINI, THERESA M.	SOCIETY HILL	\$127,500.00	ML GARDEN CONDO
51	26.01	75	87 PLAYERS CIRCLE	FRANZESE, LISA A	SOCIETY HILL	\$139,500.00	ML GARDEN CONDO
52	26.01	76	86 PLAYERS CIRCLE	COLEMAN, CHRISTINE O.	SOCIETY HILL	\$129,900.00	ML GARDEN CONDO
53	26.01	77	85 PLAYERS CIRCLE	PECHINSKI, MARY M.	SOCIETY HILL	\$106,600.00	ML GARDEN CONDO
54	26.01	78	84 PLAYERS CIRCLE	MEYER, LILLIAN C.	SOCIETY HILL	\$104,100.00	ML GARDEN CONDO
55	26.01	79	83 PLAYERS CIRCLE	MCGRAITH, ALLISON	SOCIETY HILL	\$123,700.00	ML GARDEN CONDO
56	26.01	80	82 PLAYERS CIRCLE	ETOLL-CAKAFIORE, CHRISTINE	SOCIETY HILL	\$137,600.00	ML GARDEN CONDO
57	26.01	89	105 PLAYERS CIRCLE	DELLANNO, THOMAS & JOANNE	SOCIETY HILL	\$95,100.00	ML GARDEN CONDO
58	26.01	90	104 PLAYERS CIRCLE	SOWINSKA, EWA	SOCIETY HILL	\$88,300.00	ML GARDEN CONDO
59	26.01	91	103 PLAYERS CIRCLE	SEAMAN, KORRI ANN	SOCIETY HILL	\$95,100.00	ML GARDEN CONDO
60	26.01	92	102 PLAYERS CIRCLE	CUNNINGHAM, MARY T.	SOCIETY HILL	\$95,100.00	ML GARDEN CONDO
61	26.01	93	101 PLAYERS CIRCLE	MOTA, FRANCINE F	SOCIETY HILL	\$78,100.00	ML GARDEN CONDO
62	26.01	94	100 PLAYERS CIRCLE	COSENTINO, KAREN	SOCIETY HILL	\$84,000.00	ML GARDEN CONDO
63	26.01	95	99 PLAYERS CIRCLE	KELSO, DEBRA	SOCIETY HILL	\$83,200.00	ML GARDEN CONDO
64	26.01	96	98 PLAYERS CIRCLE	GARTLAND, JOSEPH	SOCIETY HILL	\$81,400.00	ML GARDEN CONDO
65	26.01	185	1 CITATION COURT	VALVERDE, JOSE R & LORRAINE P	SOCIETY HILL	\$159,500.00	ML GARDEN CONDO
66	26.01	186	2 CITATION COURT	WIDMATER, SHARON	SOCIETY HILL	\$145,500.00	ML GARDEN CONDO
67	26.01	187	3 CITATION COURT	KING, GEORGETTE A.	SOCIETY HILL	\$157,400.00	ML GARDEN CONDO
68	26.01	188	4 CITATION COURT	BREWTON, DANIEL	SOCIETY HILL	\$132,900.00	ML GARDEN CONDO
69	26.01	189	5 CITATION COURT	LUKACS, ROZALIA	SOCIETY HILL	\$83,900.00	ML GARDEN CONDO
70	26.01	190	6 CITATION COURT	O'CONNOR, GAIL	SOCIETY HILL	\$84,900.00	ML GARDEN CONDO
71	26.01	191	7 CITATION COURT	HAMILTON, BERNICE	SOCIETY HILL	\$124,400.00	ML GARDEN CONDO
72	26.01	192	8 CITATION COURT	RAGER, KIMBERLY	SOCIETY HILL	\$133,700.00	ML GARDEN CONDO
73	26.01	193	9 CITATION COURT	HERRING, DARLENE E	SOCIETY HILL	\$84,400.00	ML GARDEN CONDO
74	26.01	194	10 CITATION COURT	ANDERSON, CHRISTINA P	SOCIETY HILL	\$78,100.00	ML GARDEN CONDO
75	26.01	195	11 CITATION COURT	HUTCHERSON, SHEREE L	SOCIETY HILL		ML GARDEN CONDO
76	26.01	196	12 CITATION COURT	BOUCHARD, ELIZABETH ANN	SOCIETY HILL	\$78,200.00	ML GARDEN CONDO
77	26.01	197	13 CITATION COURT	RIVERO, JENNY	SOCIETY HILL	\$95,100.00	ML GARDEN CONDO
78	26.01	198	14 CITATION COURT	GYDUPUNG, LOBSANG & SHELLOG	SOCIETY HILL	\$91,400.00	ML GARDEN CONDO
79	26.01	199	15 CITATION COURT	O'CONNELL, EILEEN & LONGO, ANTONY	SOCIETY HILL		ML GARDEN CONDO
80	26.01	200	16 CITATION COURT	TRUJILLO, ADOLFO & ANA P	SOCIETY HILL	\$61,700.00	ML GARDEN CONDO
81	75	71	1 SPRING MEADOW DRIVE	MURPHY, KEVIN C	SPRING MEADOWS	\$85,100.00	ML GARDEN CONDO
82	75	72	2 SPRING MEADOW DRIVE	SIMONE, CHARLES	SPRING MEADOWS	\$85,900.00	ML GARDEN CONDO
83	75	73	3 SPRING MEADOW DRIVE	GATTO, ANTOINETTE	SPRING MEADOWS	\$66,600.00	ML GARDEN CONDO
84	75	74	4 SPRING MEADOW DRIVE	NATALE, GERARD & CYNTHIA LOUISE	SPRING MEADOWS	\$97,700.00	ML GARDEN CONDO



#	Block	Lot	Property Location	Owner's Name	Land Desc	Value	Build Desc
85	75	75	5 SPRING MEADOW DRIVE	BURNUP, MICHAEL	SPRING MEADOWS	\$66,700.00	ML GARDEN CONDO
86	75	76	6 SPRING MEADOW DRIVE	TASSELLO, LOTS M	SPRING MEADOWS	\$74,000.00	ML GARDEN CONDO
87	75	77	7 SPRING MEADOW DRIVE	TESCH, JENNIFER	SPRING MEADOWS	\$76,400.00	ML GARDEN CONDO
88	75	78	8 SPRING MEADOW DRIVE	KOCH, MARY ELIZABETH	SPRING MEADOWS		ML GARDEN CONDO
89	75	79	9 SPRING MEADOW DRIVE	O'GRADY, ERIC	SPRING MEADOWS	\$91,200.00	ML GARDEN CONDO
90	75	80	10 SPRING MEADOW DRIVE	BENTCHICK, ROBERT A	SPRING MEADOWS	\$69,400.00	ML GARDEN CONDO
91	75	81	11 SPRING MEADOW DRIVE	LUCIA, HELEN M.	SPRING MEADOWS	\$68,400.00	ML GARDEN CONDO
92	75	82	12 SPRING MEADOW DRIVE	MONTESANO, DANIELLE	SPRING MEADOWS	\$64,500.00	ML GARDEN CONDO
93	75	83	13 SPRING MEADOW DRIVE	SHALLEY, GARRETT C/O M&M SHALLEY	SPRING MEADOWS		ML GARDEN CONDO
94	75	84	14 SPRING MEADOW DRIVE	WEIGAND, JOSEPH	SPRING MEADOWS	\$71,600.00	ML GARDEN CONDO
95	75	85	15 SPRING MEADOW DRIVE	PAPA FAMILY LTD PARTNERSHIP % F DAVIS	SPRING MEADOWS	-	no longer Affordable
96	75	86	16 SPRING MEADOW DRIVE	MILLER, MICHAEL T	SPRING MEADOWS	\$77,200.00	ML GARDEN CONDO
97	75	87	17 SPRING MEADOW DRIVE	MONTESANO, CHRISTOPHER M	SPRING MEADOWS	\$66,700.00	ML GARDEN CONDO
98	124.49	93	51 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
99	124.49	96	62 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
100	124.49	97	61 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
101	124.49	98	64 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
102	124.49	99	63 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
103	124.49	100	60 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
104	124.49	101	59 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
105	124.49	102	58 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
106	124.49	103	57 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
107	124.49	120	86 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
108	124.49	121	85 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
109	124.49	122	88 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
110	124.49	123	87 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
111	124.49	124	84 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
112	124.49	125	83 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
113	124.49	126	82 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
114	124.49	127	81 DIANE DRIVE	TINTON PINES CONSTRUCTION CO.	RENTAL		ML GARDEN CONDO
115	129	2.15	14 SOUTH POINTE CIRCLE	EVANS, DEBORA	SOUTH POINTE	-	no longer Affordable
116	129	2.16	16 SOUTH POINTE CIRCLE	CABRERA, ALFREDO & JOSEFINA	SOUTH POINTE	\$97,300.00	ML TOWNHOUSE
117	129	2.19	19 SOUTH POINTE CIRCLE	SHOSHA, NADRA	SOUTH POINTE	\$125,600.00	ML TOWNHOUSE
118	129	2.24	29 SOUTH POINTE CIRCLE	MULRENAN, PATRICIA	SOUTH POINTE	\$78,400.00	ML TOWNHOUSE
119	129	2.25	31 SOUTH POINTE CIRCLE	LEWIS, LISA	SOUTH POINTE	\$111,000.00	ML TOWNHOUSE
120	129	2.29	39 SOUTH POINTE CIRCLE	FLIS, ELINA & FLIS, SANDRA	SOUTH POINTE	\$85,500.00	ML TOWNHOUSE
121	129	2.30	41 SOUTH POINTE CIRCLE	CHEEKS, NETTIE CAROL	SOUTH POINTE	\$127,000.00	ML TOWNHOUSE
122	129	2.35	24 SOUTH POINTE CIRCLE	LUTZ, ELVIRA	SOUTH POINTE	-	no longer Affordable
123	129	2.36	26 SOUTH POINTE CIRCLE	HAYES, WALTER G. & SHEILA	SOUTH POINTE	\$119,000.00	ML TOWNHOUSE
124	129.08	41	9 BASSET COURT	O'CONNELL, BRIAN & HEATHER	FOXCHASE	\$71,800.00	GARDEN CONDO-ML
125	129.08	42	10 BASSET COURT	PULLANO, FRANK JR.	FOXCHASE	\$76,500.00	GARDEN CONDO-ML
126	129.08	43	11 BASSET COURT	BUZETA, RICHARD L & LEEANN	FOXCHASE	\$58,100.00	GARDEN CONDO-ML

#	Block	Lot	Property Location	Owner's Name	Land Desc	Value	Build Desc
127	129.08	44	12 BASSET COURT	POST, JAN B.	FOXCHASE	\$58,800.00	GARDEN CONDO-ML
128	129.08	45	13 BASSET COURT	BIONDI, MAUREEN M.	FOXCHASE	\$61,300.00	GARDEN CONDO-ML
129	129.08	46	14 BASSET COURT	KING, BERNADETTE T.	FOXCHASE	\$71,800.00	GARDEN CONDO-ML
130	129.08	47	15 BASSET COURT	DANIELS, JOANN	FOXCHASE	\$97,100.00	GARDEN CONDO-ML
131	129.08	48	16 BASSET COURT	WIENER, AMY	FOXCHASE	\$122,400.00	GARDEN CONDO-ML
132	129.08	49	17 BASSET COURT	PICCIRILLI, SUSAN	FOXCHASE	\$92,000.00	GARDEN CONDO-ML
133	129.08	50	18 BASSET COURT	BYRNE, ROSEMARY A	FOXCHASE	\$100,800.00	GARDEN CONDO-ML
134	129.08	51	19 BASSET COURT	TALERICO, DEBORAH L.	FOXCHASE	\$82,500.00	GARDEN CONDO-ML
135	129.08	52	20 BASSET COURT	BALABAN, INEKO	FOXCHASE	\$82,500.00	GARDEN CONDO-ML
136	129.09	49	9 FENNEC COURT	DUFF, LOIS M.	FOXCHASE	\$66,300.00	ML GARDEN CONDO
137	129.09	50	10 FENNEC COURT	VINSON, KIMBERLY	FOXCHASE	\$93,300.00	ML GARDEN CONDO
138	129.09	51	11 FENNEC COURT	VENEZIO, LORI	FOXCHASE	\$109,500.00	ML GARDEN CONDO
139	129.09	52	12 FENNEC COURT	PIOMPINO, JESSICA	FOXCHASE	\$87,200.00	ML GARDEN CONDO
140	129.09	53	13 FENNEC COURT	CHASTAIN, OLEVIA	FOXCHASE	\$95,900.00	ML GARDEN CONDO
141	129.09	54	14 FENNEC COURT	PRESSLEY, LYNETTE A	FOXCHASE	\$95,900.00	ML GARDEN CONDO
142	129.09	55	15 FENNEC COURT	MCGARRY, HELEN J.	FOXCHASE	\$92,900.00	ML GARDEN CONDO
143	129.09	56	16 FENNEC COURT	DELORENZO, DEANNA & KEEFER, PAUL	FOXCHASE	\$87,300.00	ML GARDEN CONDO
144	129.09	57	17 FENNEC COURT	DANIEL, BRIAN	FOXCHASE	\$95,700.00	ML GARDEN CONDO
145	129.09	58	18 FENNEC COURT	DEVINE, DEBRA	FOXCHASE	\$96,400.00	ML GARDEN CONDO
146	129.09	59	19 FENNEC COURT	SOTO, CARMEN M.	FOXCHASE	\$96,700.00	ML GARDEN CONDO
147	129.09	60	20 FENNEC COURT	RUEHLE, DONALD H.	FOXCHASE	\$70,100.00	ML GARDEN CONDO
148	129.09	69	29 FENNEC COURT	HANSEN, DEBORAH	FOXCHASE	\$87,100.00	ML GARDEN CONDO
149	129.09	70	30 FENNEC COURT	HOEFLING, LINDA A.	FOXCHASE	\$109,500.00	ML GARDEN CONDO
150	129.09	71	31 FENNEC COURT	GIBSON, ELSA	FOXCHASE	\$95,900.00	ML GARDEN CONDO
151	129.09	72	32 FENNEC COURT	HALTON, KATHLEEN A	FOXCHASE	\$81,900.00	ML GARDEN CONDO
152	129.09	73	33 FENNEC COURT	MARONE, WENDY	FOXCHASE	\$89,800.00	ML GARDEN CONDO
153	129.09	74	34 FENNEC COURT	LOW, DAVID M	FOXCHASE	\$65,400.00	ML GARDEN CONDO
154	129.09	75	35 FENNEC COURT	SILVERMAN, ANNE E.	FOXCHASE	\$115,900.00	ML GARDEN CONDO
155	129.09	76	36 FENNEC COURT	SIEVERS, CATHERINE A.	FOXCHASE	\$115,000.00	ML GARDEN CONDO
156	129.09	77	37 FENNEC COURT	JOHNSON, CARYLEE A.	FOXCHASE	\$122,300.00	ML GARDEN CONDO
157	129.09	78	38 FENNEC COURT	KRAUSE, KARL H.	FOXCHASE	\$79,100.00	ML GARDEN CONDO
158	129.09	79	39 FENNEC COURT	MCGOVERN, CYNTHIA A.	FOXCHASE	\$115,900.00	ML GARDEN CONDO
159	129.09	80	40 FENNEC COURT	ROGERS, GWENDALYN M.	FOXCHASE	\$116,500.00	ML GARDEN CONDO
160	129.09	83	23 FENNEC COURT	COSTA, CARY	FOXCHASE	\$80,000.00	ML GARDEN CONDO
161	129.09	84	24 FENNEC COURT	ACCARDI, LORNA	FOXCHASE	\$75,900.00	ML GARDEN CONDO
162	129.09	85	25 FENNEC COURT	DOW, NANCY A.	FOXCHASE	\$101,900.00	ML GARDEN CONDO
163	129.09	86	26 FENNEC COURT	VITACCO, PHYLLIS	FOXCHASE	\$75,200.00	ML GARDEN CONDO
164	129.10	33	13 EQUESTRIAN COURT	ASHBY, MARSHA M.	FOXCHASE	\$70,900.00	GARDEN CONDO-ML
165	129.10	34	14 EQUESTRIAN COURT	CHRISTOPHER, DONALD	FOXCHASE	\$59,900.00	GARDEN CONDO-ML
166	129.10	35	15 EQUESTRIAN COURT	BORLINGHAUS, GAIL	FOXCHASE	\$75,800.00	GARDEN CONDO-ML
167	129.10	36	16 EQUESTRIAN COURT	ESTVES, SERGIO P.	FOXCHASE	\$59,300.00	GARDEN CONDO-ML
168	129.10	37	17 EQUESTRIAN COURT	DURU, ISMET & MUSTAFA	FOXCHASE	\$73,500.00	GARDEN CONDO-ML



#	Block	Lot	Property Location	Owner's Name	Land Desc	Value	Build Desc
169	129.10	38	18 EQUESTRIAN COURT	NEPTUNE, AMANT	FOXCHASE	\$73,800.00	GARDEN CONDO-ML
170	129.10	39	19 EQUESTRIAN COURT	VAN HORNE, MARY ELLEN	FOXCHASE	\$99,300.00	GARDEN CONDO-ML
171	129.10	40	20 EQUESTRIAN COURT	YOUNG, LENISE R	FOXCHASE	\$96,200.00	GARDEN CONDO-ML
172	129.10	41	21 EQUESTRIAN COURT	YOUNG, YVONNE C	FOXCHASE	\$87,800.00	GARDEN CONDO-ML
173	129.10	42	22 EQUESTRIAN COURT	STARK, KATHLEEN A.	FOXCHASE	\$90,900.00	GARDEN CONDO-ML
174	129.10	43	23 EQUESTRIAN COURT	BONADEO, RACHEL	FOXCHASE	\$90,900.00	GARDEN CONDO-ML
175	129.10	44	24 EQUESTRIAN COURT	CHAVARRIAGA, GLORIA	FOXCHASE	\$84,900.00	GARDEN CONDO-ML
176	129.10	45	1 THOROUGHFBRED FARE	BOWLES, H SR, T. & K.	FOXCHASE	\$73,500.00	GARDEN CONDO-ML
177	129.10	46	2 THOROUGHFBRED FARE	GUNTER, MARTHA D.	FOXCHASE	\$58,800.00	GARDEN CONDO-ML
178	129.10	47	3 THOROUGHFBRED FARE	HILL, PATRICIA E.	FOXCHASE	\$70,900.00	GARDEN CONDO-ML
179	129.10	48	4 THOROUGHFBRED FARE	MEASURE, PATRICIA A.	FOXCHASE	\$70,900.00	GARDEN CONDO-ML
180	129.10	49	5 THOROUGHFBRED FARE	FOREO, WILLIAM O. & MARIA A.	FOXCHASE	\$73,500.00	GARDEN CONDO-ML
181	129.10	50	6 THOROUGHFBRED FARE	YUROVSKY, EVA N.	FOXCHASE	\$73,500.00	GARDEN CONDO-ML
182	129.10	51	7 THOROUGHFBRED FARE	MARTIN, KELIE M	FOXCHASE	\$99,600.00	GARDEN CONDO-ML
183	129.10	52	8 THOROUGHFBRED FARE	LONG, DELPHA M.	FOXCHASE	\$88,300.00	GARDEN CONDO-ML
184	129.10	53	9 THOROUGHFBRED FARE	PARKER, JANICE L	FOXCHASE	\$89,600.00	GARDEN CONDO-ML
185	129.10	54	10 THOROUGHFBRED FARE	PIANTANIDA, THERESA	FOXCHASE	\$88,500.00	GARDEN CONDO-ML
186	129.10	55	11 THOROUGHFBRED FARE	MONTGOMERY, CATHY G.	FOXCHASE	\$91,600.00	GARDEN CONDO-ML
187	129.10	56	12 THOROUGHFBRED FARE	MANDEL, LISA R.	FOXCHASE	\$82,500.00	GARDEN CONDO-ML
188	129.10	57	29 JOCKEY LANE	WAKE, JOHN F	FOXCHASE	\$83,100.00	GARDEN CONDO-ML
189	129.10	58	30 JOCKEY LANE	SIMS, BARRY W JR & MARJORIE E	FOXCHASE	\$80,400.00	GARDEN CONDO-ML
190	129.10	59	31 JOCKEY LANE	STANTON, JAMES R JR.	FOXCHASE	\$85,900.00	GARDEN CONDO-ML
191	129.10	60	32 JOCKEY LANE	LA RUSSO, JEANNE	FOXCHASE	\$88,900.00	GARDEN CONDO-ML
192	129.10	62	34 JOCKEY LANE	PATEL, MANHARIAL & RAMABEN	FOXCHASE	\$81,300.00	GARDEN CONDO-ML
193	129.10	63	35 JOCKEY LANE	VERONE, PATRICIA E.	FOXCHASE	\$102,000.00	GARDEN CONDO-ML
194	129.10	64	36 JOCKEY LANE	KACANDES, PATRICIA N.	FOXCHASE	\$100,500.00	GARDEN CONDO-ML
195	129.10	65	37 JOCKEY LANE	JOSEPH, JESSIE M	FOXCHASE	\$101,900.00	GARDEN CONDO-ML
196	129.10	66	38 JOCKEY LANE	MARIA BERNARDO & NINA BERNARDO	FOXCHASE	\$99,800.00	GARDEN CONDO-ML
197	129.10	67	39 JOCKEY LANE	TRUDEAU, JEAN F	FOXCHASE	\$104,200.00	GARDEN CONDO-ML
198	129.10	68	40 JOCKEY LANE	PFEIFFER, HELEN	FOXCHASE	\$102,100.00	GARDEN CONDO-ML
199	129.10	85	1 HARRIER COURT	VAJDA, DIANNE	FOXCHASE	\$85,000.00	GARDEN CONDO-ML
200	129.10	86	2 HARRIER COURT	GATTO, MARY	FOXCHASE	\$89,100.00	GARDEN CONDO-ML
201	129.10	87	3 HARRIER COURT	KUSHNIRSKY, ELENA	FOXCHASE	\$94,500.00	GARDEN CONDO-ML
202	129.10	88	4 HARRIER COURT	GRAZIANO, LORI	FOXCHASE	\$89,800.00	GARDEN CONDO-ML
203	129.10	89	5 HARRIER COURT	BEECHER, SHAREEFAH	FOXCHASE	\$86,900.00	GARDEN CONDO-ML
204	129.10	90	6 HARRIER COURT	CORBY, CHRISTINA M	FOXCHASE	\$85,600.00	GARDEN CONDO-ML
205	129.10	91	7 HARRIER COURT	GANLEY, CYNTHIA M.	FOXCHASE	\$100,500.00	GARDEN CONDO-ML
206	129.10	92	8 HARRIER COURT	KHAN, SHEEDA	FOXCHASE	\$82,400.00	GARDEN CONDO-ML
207	129.10	93	9 HARRIER COURT	VASSELL, SIMONE	FOXCHASE	\$101,200.00	GARDEN CONDO-ML
208	129.10	94	10 HARRIER COURT	MAGNER, LORETTA L	FOXCHASE	\$100,500.00	GARDEN CONDO-ML
209	129.10	95	11 HARRIER COURT	PIROZZI, ANGELA	FOXCHASE	\$105,400.00	GARDEN CONDO-ML
210	129.10	96	12 HARRIER COURT	HAYDEN, MARY ELIZABETH	FOXCHASE	\$100,500.00	GARDEN CONDO-ML

#	Block	Lot	Property Location	Owner's Name	Land Desc	Value	Build Desc
211	129.10	104	9 JOCKEY LANE	ASMAR, MARYANN & FRANK	FOXCHASE	\$87,400.00	GARDEN CONDO-ML
212	129.10	105	10 JOCKEY LANE	GRAZIANO, DINA	FOXCHASE	\$87,100.00	GARDEN CONDO-ML
213	129.10	106	11 JOCKEY LANE	VALENTINE, DENISE	FOXCHASE	\$85,600.00	GARDEN CONDO-ML
214	129.10	107	12 JOCKEY LANE	RAVERT, ANNETTE	FOXCHASE	\$89,800.00	GARDEN CONDO-ML
215	129.10	108	13 JOCKEY LANE	MENSER, MARY E	FOXCHASE	\$88,100.00	GARDEN CONDO-ML
216	129.10	109	14 JOCKEY LANE	WILLIAMS, ROSETTA	FOXCHASE	\$88,100.00	GARDEN CONDO-ML
217	129.10	110	15 JOCKEY LANE	CHERNISH, WILLIAM	FOXCHASE	\$102,900.00	GARDEN CONDO-ML
218	129.10	111	16 JOCKEY LANE	MIRANDA-MOLLER, JESSICA C	FOXCHASE	\$100,100.00	GARDEN CONDO-ML
219	129.10	112	17 JOCKEY LANE	JONES, MARY JEAN	FOXCHASE	\$105,900.00	GARDEN CONDO-ML
220	129.10	113	18 JOCKEY LANE	LEE, MARJERY	FOXCHASE	\$100,900.00	GARDEN CONDO-ML
221	129.10	114	19 JOCKEY LANE	SICILIANO, ARLEEN	FOXCHASE	\$100,500.00	GARDEN CONDO-ML
222	129.10	115	20 JOCKEY LANE	WILSON, TERRENCE L.	FOXCHASE	\$100,500.00	GARDEN CONDO-ML
223	129.10	124	1 SPUR COURT	CARLINO, DOROTHY A	FOXCHASE	\$87,100.00	GARDEN CONDO-ML
224	129.10	125	2 SPUR COURT	MOORE-WILLIAMS, JEANETTE	FOXCHASE	\$80,000.00	GARDEN CONDO-ML
225	129.10	126	3 SPUR COURT	WAJDA, CHRISTINA M.	FOXCHASE	\$84,900.00	GARDEN CONDO-ML
226	129.10	127	4 SPUR COURT	PAONE, CATERINA	FOXCHASE	\$81,300.00	GARDEN CONDO-ML
227	129.10	128	5 SPUR COURT	BREWTON, DONNA M	FOXCHASE	\$89,800.00	GARDEN CONDO-ML
228	129.10	129	6 SPUR COURT	LUCISANO, RACHEL	FOXCHASE	\$85,600.00	GARDEN CONDO-ML
229	129.10	130	7 SPUR COURT	HUNT, BRIAN & PETERS, SUSAN	FOXCHASE	\$97,200.00	GARDEN CONDO-ML
230	129.10	131	8 SPUR COURT	ADDEO, ANTHONY	FOXCHASE	\$99,800.00	GARDEN CONDO-ML
231	129.10	133	10 SPUR COURT	CARUSO, ROSENINI M.	FOXCHASE	\$101,400.00	GARDEN CONDO-ML
232	129.10	134	11 SPUR COURT	NAHAN, WENDY ANN	FOXCHASE	\$98,700.00	GARDEN CONDO-ML
233	129.10	135	12 SPUR COURT	DEPALO, KARIE ANN	FOXCHASE	\$56,100.00	GARDEN CONDO-ML

## **APPENDIX E**

### **SUPPORTIVE AND SPECIAL NEEDS HOUSING PROGRAM**

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## **SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

(Submit separate checklist for each site or project)

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### **General Description**

Municipality/County: Tinton Falls, Monmouth County, New Jersey

Project or Program Name: ARC of Monmouth County

Date facility will be constructed or placed into service: 12/31/2016

Type of facility: Supportive Shared Housing

For group homes, residential health care facilities and supportive shared housing:

Affordable bedrooms proposed: 18 Age-restricted affordable bedrooms: 0

For permanent supportive housing:

Affordable units proposed: \_\_\_\_\_ Age-restricted affordable units: \_\_\_\_\_

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): up to 18

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date development approvals granted: \_\_\_\_\_

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### **Information and Documentation Required with Petition or in Accordance with an**

#### **Implementation Schedule**

**Is the municipality providing an implementation schedule for this project/program.**

☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the  
implementations schedule.

☐ No. Continue with this checklist.

- ☐ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)
- ☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Name and address of developer
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ Pro-forma statement for the project
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule and timetable for each step in the development process
- ☐ Documentation of funding sources
- ☐ Municipal resolution appropriating funds from general revenue or a resolution of intent to bond in the event of a funding shortfall

**Information and Documentation Required Prior to Marketing the Completed Units or Facility**

- ☐ For units not exempt from UHAC, an affirmative marketing plan in accordance with N.J.A.C. 5:97-6.10(c)
- ☐ If applicable, proof that the supportive and/or special needs housing is regulated by the New Jersey Department of Health and Senior Services, the New Jersey Department of Human Services or another State agency (including validation of the number of bedrooms or units in which low- or moderate-income occupants reside)

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**SUPPORTIVE AND SPECIAL NEEDS HOUSING (N.J.A.C. 5:97-6.10)**

**IMPLEMENTATION SCHEDULE**

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Acquisition	6/30/2013	12/31/2013	12/31/2013
RFP Process	12/31/2014	6/30/2014	6/30/2014

Developer Selection	6/30/2014	7/30/2014	7/30/2014
Executed Agreement with provider, sponsor or developer	7/30/2014	8/31/2014	8/31/2014
Development Approvals	8/31/2014	12/31/2014	12/31/2014
Contractor Selection	12/31/2014	3/31/2015	3/31/2015
Building Permits	3/31/2015	5/31/2015	5/31/2015
Construction	5/31/2015	5/31/2016	5/31/2016
Occupancy	5/31/2016	12/31/2016	12/31/2016

### Supportive/Special Needs Narrative Section

Supportive Housing units - Tinton Falls is seeking eighteen (18) credits for a supportive housing rental development to be owned and operated by the ARC of Monmouth County. The property in question is Block 117, Lot 2, a 4.89 acre property currently zoned for 1-acre single family homes. The site is adjacent to the two (2) group homes operated by the ARC of Monmouth County located at 1150 Wayside Avenue. The property owner, Gary Laurino, has indicated his interest in either developing the property as a mixed use site with the ARC facility, or as a 100% supportive housing development. The intention is to enter into an agreement for the development of up to three (3) 6-unit townhouses on a portion of the site. If this is not feasible, the Borough will look to provide the same number and type of units on this site and/or additional sites within the Borough if necessary.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## **APPENDIX F**

### **MUNICIPALLY SPONSORED 100% AFFORDABLE PROGRAM**



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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Tinton Falls, Monmouth County, New Jersey

Project Name: Habitat for Humanity- 100% affordable Project

Block(s) and Lot(s): Block 9.02, Lot 5; Block 10, Lot 18, Block 12, Lots 35, 47, 51 and 53; Block 14, Lots 35, 37, 39, 46 and 50

Affordable Units Proposed: 11

Family: 11                      Sale: 11                      Rental:       

Very low-income units:                             Sale:                             Rental:       

Age-Restricted:                             Sale:                             Rental:       

**Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5:       

Rental bonuses as per N.J.A.C. 5:97-3.6(a): up to 11

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>:       

Smart Growth Bonus as per N.J.A.C. 5:97-3.18:       

Compliance Bonus as per N.J.A.C. 5:97-3.17:       

Date zoning adopted: existing                      Date development approvals granted:       

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**Required Information and Documentation with Petition or in Accordance with an**

**Implementation Schedule**

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**Is the municipality providing an implementation schedule for this project/program.**

☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☐ No. Continue with this checklist.

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site

- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site
- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

#### **Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

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### **MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

#### **IMPLEMENTATION SCHEDULE**

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

#### **PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

<b>Development Process Action</b>	<b>Date Anticipated to Begin</b>	<b>Date Anticipated to be Completed</b>	<b>Date Supporting Documentation to be Submitted to COAH</b>
Site Identification	12/31/2008	12/31/2008	12/31/2008
RFP Process	12/31/2015	6/30/2016	6/30/2016
Developer Selection	6/30/2016	7/30/2016	7/30/2016
Executed Agreement with provider, sponsor or developer	7/30/2016	8/30/2016	8/30/2016
Development Approvals	8/31/2016	12/31/2016	12/31/2016
Contractor Selection	12/31/2016	3/31/2017	3/31/2017
Building Permits	3/31/2017	5/31/2017	5/31/2017
Occupancy	8/31/2018	12/31/2018	12/31/2018

**(B) Site specific information, including the following:**

<b>Site Information</b>	<b>Date Supporting Documentation to be Submitted to COAH</b>
Site Description	12/31/2015
Site Suitability Description	12/31/2015
Environmental Constraints Statement	12/31/2015

**(C) Financial documentation including, the following:**

<b>Financial Documentation</b>	<b>Date Anticipated to be Completed</b>	<b>Date Supporting Documentation to be Submitted to COAH</b>
Documentation of Funding Sources	11/30/2015	12/31/2015

Project Pro-forma	5/31/2015	6/30/2015
Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	9/30/2015	10/31/2015

### **100% or Municipally Sponsored Narrative Section**

Municipally Sponsored 100% Affordable Site for Family Rental units- The Borough proposes a Municipally Sponsored project referred to locally as the Habitat for Humanity Sites (11 units). The Borough has met with Habitat for Humanity and discussed the project in some detail. The Borough understands that certain financial requirements may be necessary for the conclusion of agreements with affordable housing providers to build and manage the proposed project.

The Borough is proposing the transfer of eleven (11) properties that are municipally owned on Orchard, Cherry, Apple and Peach streets. The properties are within neighborhoods of moderately priced and moderately sized homes and are appropriate for Habitat for Humanity housing programs.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A -- PROJECT HEADER

Municipality: Borough of Tinton Falls County: Monmouth

Project or Program Name: Municipally Sponsored 100% Affordable Essex Road Site

**Project Status** (circle current status and enter date of action for that status) Proposed/Zoned existing **Status Date**

Proposed/Zoned

existing

Preliminary Approval

Final Approval

Affordable Units under Construction

Completed (all affordable certificates of occupancy (C.O.) issued)

Deleted from Plan

(date approved by COAH) \_\_\_\_\_ )

**Mechanisms - Project / Program Type** (circle one)

Assisted Living Facility

Alternative Living Arrangement

Accessory Apartment

Market to Affordable

Credits without Controls

ECHO

100 Percent Affordable

Inclusionary

Rehabilitation

Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

Units constructed on-site

Units constructed off-site

Combination

Contributory

Growth Share Ordinance

**If an Alternative Living Arrangement project, identify subtype** (circle one)

Transitional Facility for the Homeless

Residential Health Care Facility

Congregate Living Facility

Group Home

Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)

Permanent Supportive Housing (unit credit)

Supportive Shared Living Housing (bedroom credit)

**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Orchard, Cherry, Apple and Peach Streets, Tinton Falls

Project Block/Lot/Qualifier (list all) Block 9.02, Lot 5; Block 10, Lot 18, Block 12, Lots 35, 47, 51 and 53; Block 14, Lots 35, 37, 39, 46 and 50

Project Acreage: 11 lots from .11 to .22 acres each Density: 8 to 10 du/acre Set Aside: 100%

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor name: Borough of Tinton Falls

Project Developer name: Habitat for Humanity

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver

Number of market units proposed 0 Number of market units completed 0

Number of market units with certificates of occupancy issued after 1/1/2004 0

Number of affordable units under construction 0

Condo Fee percentage (if applicable)

Affordability Average Percentage <sup>1</sup>

<sup>1</sup> "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_

**Municipal or RCA funds expended** \_\_\_\_\_

**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202

HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family

UDAG   UHOPR   USDA-FHA Rural Development   USDA-FHA - Section 515   **Development Fees**

Municipal Bond   Municipal Funds   **Payment in Lieu**   Private Financing   RCA   Capital Funding

Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP

DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit

HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

**Effective date of affordability controls** \_\_\_\_\_ **TBD** \_\_\_\_\_

**Length of Affordability Controls** (in years)   30   or \_\_\_\_\_ **Perpetual**

**Administrative Agent** \_\_\_\_\_ **Borough of Tinton Falls** \_\_\_\_\_

**For Redevelopment Projects**

Does this project require deed restricted units to be removed?      **Yes**      **No**

**If Yes**

**# of deed restricted units removed** \_\_\_\_\_

**# of moderate income units removed** \_\_\_\_\_

**# of low income units removed** \_\_\_\_\_

**# of very low income units removed** \_\_\_\_\_

**# of rental units removed** \_\_\_\_\_

**# of for-sale units removed** \_\_\_\_\_

**# of one-bedroom units removed** \_\_\_\_\_

**# of two-bedroom units removed** \_\_\_\_\_

**# of three-bedroom units removed** \_\_\_\_\_



## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted \_\_60\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_60\_\_ Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income  
35% = greater than 30 percent and less than or equal to 35 percent of median income  
50% = greater than 35 percent and less than or equal to 50 percent of median income  
80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project \_\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

**For Approved Regional Contribution Agreements (RCA)**

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

RCA Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

COAH approval date \_\_\_\_\_

Number of units transferred \_\_\_\_\_ Cost per unit \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

**For Partnership Program**

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

Partnership Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

Name of Project \_\_\_\_\_

Credits for Sending Municipality \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

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(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Tinton Falls Monmouth County, New Jersey

Project Name: Heather Glen 100% Affordable Project

Block(s) and Lot(s): Block 85, Lot 4

Affordable Units Proposed: 60

Family: 60

Sale: \_\_\_\_\_

Rental: 60

Very low-income units: 10

Sale: \_\_\_\_\_

Rental: 10

Age-Restricted: 0

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Bonuses, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): up to 60

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: 2/3/2009      Date development approvals granted: \_\_\_\_\_

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**Required Information and Documentation with Petition or in Accordance with an**

**Implementation Schedule**

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**Is the municipality providing an implementation schedule for this project/program.**

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☐ No. Continue with this checklist.

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS  
(N.J.A.C. 5:97-6.7)**

**IMPLEMENTATION SCHEDULE**

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	12/31/2008	12/31/2008	12/31/2008

RFP Process	12/31/2015	6/30/2016	6/30/2016
Developer Selection	6/30/2016	7/30/2016	7/30/2016
Executed Agreement with provider, sponsor or developer	7/30/2016	8/30/2016	8/30/2016
Development Approvals	08/31/2016	12/31/2016	12/31/2016
Contractor Selection	12/31/2016	3/31/2017	3/31/2017
Building Permits	3/31/2017	5/31/2017	5/31/2017
Occupancy	8/31/2018	12/31/2018	12/31/2018

**(B) Site specific information, including the following:**

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	12/31/2015
Site Suitability Description	12/31/2015
Environmental Constraints Statement	12/31/2015

**(C) Financial documentation including, the following:**

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources	11/31/2015	12/31/2015
Project Pro-forma	5/31/2015	6/30/2015

Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	9/30/2015	10/31/2015
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## **100% or Municipally Sponsored Narrative Section**

Municipally Sponsored 100% Affordable Site for Family Rental units- The Borough proposes a Municipally Sponsored project referred to locally as the Heather Glen at Tinton Falls/PRC Site (60 units). The Borough has met with several affordable housing providers and discussed the project in some detail. The Borough understands that certain financial requirements may be necessary for the conclusion of agreements with affordable housing providers to build and manage the proposed project.

The Heather Glen at Tinton Falls/PRC site is created via a settlement agreement to settle litigation concerning the development of the former CECOM site and an adjacent parcel under the name of Heather Glen at Tinton Falls. As a portion of the settlement agreement between all parties, the Borough will receive seven (7) acres of Block 85, Lot 4 for municipal use within walking distance of the middle school and high school. The Borough will designate this parcel for a 100% affordable family rental development of sixty (60) units.

Very Low Income Units - COAH regulations require 13% of the growth share obligation to be proposed in very low income units. The Borough proposes rental assistance from low to very-low income homes in the form of ten (10) units from Heather Glen at Tinton Falls/ PRC site,

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: Borough of Tinton Falls County: Monmouth

Project or Program Name: Municipally Sponsored 100% Affordable Heather Glen at Tinton Falls/PRC Site

Project Status (circle current status and enter date of action for that status) Proposed/Zoned Status Date

Proposed/Zoned 2/3/2009

Preliminary Approval \_\_\_\_\_

Final Approval \_\_\_\_\_

Affordable Units under Construction \_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued) \_\_\_\_\_

Deleted from Plan  
(date approved by COAH) \_\_\_\_\_ )

Mechanisms - Project / Program Type (circle one)

Assisted Living Facility	Alternative Living Arrangement	Accessory Apartment
Market to Affordable	Credits without Controls	ECHO <u>100 Percent Affordable</u>
Inclusionary	Rehabilitation	Redevelopment

If an Inclusionary project, identify subtype (circle all that apply)

Units constructed on-site Units constructed off-site Combination Contributory  
Growth Share Ordinance

If an Alternative Living Arrangement project, identify subtype (circle one)

Transitional Facility for the Homeless Residential Health Care Facility Congregate Living Facility  
Group Home Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)  
Permanent Supportive Housing (unit credit) Supportive Shared Living Housing (bedroom credit)



**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Wayside Road, Tinton Falls

Project Block/Lot/Qualifier (list all) portion of Block 85, Lot 4

Project Acreage: 7 acres Density: 8.5 du/acre Set Aside: 100%

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor name: Borough of Tinton Falls

Project Developer name: TBD by RFP

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver

Number of market units proposed 0 Number of market units completed 0

Number of market units with certificates of occupancy issued after 1/1/2004 0

Number of affordable units under construction 0

Condo Fee percentage (if applicable)

Affordability Average Percentage<sup>1</sup>

<sup>1</sup> "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_

**Municipal or RCA funds expended** \_\_\_\_\_

**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202  
HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family  
UDAG   UHOPR   USDA-FHA Rural Development   USDA-FHA - Section 515   **Development Fees**  
Municipal Bond   Municipal Funds   **Payment in Lieu**   Private Financing   RCA   Capital Funding  
Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP  
DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit  
HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

**Effective date of affordability controls** \_\_\_\_\_TBD\_\_\_\_\_

**Length of Affordability Controls** (in years)   30   or \_\_\_\_\_ Perpetual

**Administrative Agent** \_\_\_\_\_Borough of Tinton Falls\_\_\_\_\_

**For Redevelopment Projects**

Does this project require deed restricted units to be removed?      Yes      No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units      removed \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted \_60\_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_60\_\_\_ Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income  
35% = greater than 30 percent and less than or equal to 35 percent of median income  
50% = greater than 35 percent and less than or equal to 50 percent of median income  
80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project \_\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

**For Approved Regional Contribution Agreements (RCA)**

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

RCA Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

COAH approval date \_\_\_\_\_

Number of units transferred \_\_\_\_\_ Cost per unit \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

**For Partnership Program**

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

Partnership Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

Name of Project \_\_\_\_\_

Credits for Sending Municipality \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE  
DEVELOPMENTS (N.J.A.C. 5:97-6.7)**

(Submit separate checklist for each site or project)

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**General Description**

Municipality/County: Tinton Falls, Monmouth County, New Jersey

Project Name: Essex Road 100% Affordable Project

Block(s) and Lot(s): Block 128.03, Lot 5

Affordable Units Proposed: 60

Family: 60                      Sale: \_\_\_\_\_                      Rental: 60

Very low-income units: 10                      Sale: \_\_\_\_\_                      Rental: 10

Age-Restricted: \_\_\_\_\_                      Sale: \_\_\_\_\_                      Rental: \_\_\_\_\_

**Bonuses, if applicable:**

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): up to 60

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart Growth Bonus as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Compliance Bonus as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date zoning adopted: 4/4/2009                      Date development approvals granted: \_\_\_\_\_

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**Required Information and Documentation with Petition or in Accordance with an**

**Implementation Schedule**

- ☒ Project/Program Information & Unit Inventory Forms (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, also check here ☐ in lieu of submitting forms.)

**Is the municipality providing an implementation schedule for this project/program.**

- ☒ Yes. Skip to and complete implementation schedule found at the end of this checklist.  
NOTE: The remainder of this checklist must be submitted in accordance with the implementations schedule.

☐ No. Continue with this checklist.

☐ Demonstration of site control or the ability to control the site, in the form of outright ownership, a contract of sale or an option to purchase the property

**A general description of the site, including:**

- ☐ Name and address of owner
- ☐ Subject property street location
- ☐ Subject property block(s) and lot(s)
- ☐ Subject property total acreage
- ☐ Indicate if urban center or workforce housing census tract
- ☐ Description of previous zoning
- ☐ Current zoning and date current zoning was adopted
- ☐ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

**A description of the suitability of the site, including:**

- ☐ Description of surrounding land uses
- ☐ Demonstration that the site has street access
- ☐ Planning Area and/or Special Resource Area designation(s) e.g., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☐ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☐ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

**A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☐ Wetlands and buffers
- ☐ Steep slopes
- ☐ Flood plain areas
- ☐ Stream classification and buffers
- ☐ Critical environmental site
- ☐ Historic or architecturally important site/district
- ☐ Contaminated site(s); proposed or designated brownfield site

- ☐ Based on the above, a quantification of buildable and non-buildable acreage
- ☐ RFP or Developer's Agreement
- ☐ Construction schedule with a minimum provision to begin construction within two years of substantive certification; including timetable for each step in the development process
- ☐ Pro-forma statement for the project
- ☐ Demonstration that the first floor of all townhouse or other multi-story dwelling units are accessible and adaptable per N.J.A.C. 5:97-3.14
- ☐ Evidence of adequate and stable funding; including municipal bond and/or general revenue funds where applicable

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Draft or adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual in accordance with UHAC
- ☐ An affirmative marketing plan in accordance with UHAC

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**MUNICIPALLY SPONSORED AND 100 PERCENT AFFORDABLE DEVELOPMENTS  
(N.J.A.C. 5:97-6.7)**

**IMPLEMENTATION SCHEDULE**

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The implementation schedule sets forth a detailed timetable that demonstrates a "realistic opportunity" as defined under N.J.A.C. 5:97-1.4 and a timetable for the submittal of all information and documentation required by N.J.A.C. 5:97-6.

The timetable, information, and documentation requested below are required components of the implementation schedule.

Please note that all information and documentation requested below is required to be submitted to COAH no later than two years prior to the scheduled implementation of the mechanism. The fully completed checklist from above must be submitted at that time.

**PROVIDE THE INFORMATION REQUESTED IN THE SECTIONS BELOW**

**(A) Development schedule, including, but not limited to, the following:**

Development Process Action	Date Anticipated to Begin	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Site Identification	12/31/2008	12/31/2008	12/31/2008

RFP Process	12/31/2015	6/30/2016	6/30/2016
Developer Selection	6/30/2016	7/30/2016	7/30/2016
Executed Agreement with provider, sponsor or developer	7/30/2016	8/30/2016	8/30/2016
Development Approvals	8/31/2016	12/31/2016	12/31/2016
Contractor Selection	12/31/2016	3/31/2017	3/31/2017
Building Permits	3/31/2017	5/31/2017	5/31/2017
Occupancy	8/31/2018	12/31/2018	12/31/2018

**(B) Site specific information, including the following:**

Site Information	Date Supporting Documentation to be Submitted to COAH
Site Description	12/31/2015
Site Suitability Description	12/31/2015
Environmental Constraints Statement	12/31/2015

**(C) Financial documentation including, the following:**

Financial Documentation	Date Anticipated to be Completed	Date Supporting Documentation to be Submitted to COAH
Documentation of Funding Sources	11/31/2015	12/31/2015
Project Pro-forma	5/31/2015	6/30/2015



Municipal resolution appropriating funds or a resolution of intent to bond in the event of a shortfall of funds	9/30/2015	10/31/2015
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### **100% or Municipally Sponsored Narrative Section**

Municipally Sponsored 100% Affordable Site for Family Rental units- The Borough proposes a Municipally Sponsored project referred to locally as the Essex Road/Lot5 (60 units). The Borough has met with several affordable housing providers and discussed the project in some detail. The Borough understands that certain financial requirements may be necessary for the conclusion of agreements with affordable housing providers to build and manage the proposed project.

The Municipally owned site on Essex Road was acquired by the Borough as part of the development agreement for the adjacent Seabrook Retirement Community. Block 128.03, Lot 5 is a 12.7 acre tract within walking distance to regional employment opportunities. The Borough will designate this parcel for a 100% affordable family rental development of sixty (60) units.

Very Low Income Units - COAH regulations require 13% of the growth share obligation to be proposed in very low income units. The Borough proposes rental assistance from low to very-low income homes in the form of ten (10) units from the Essex Road (Lot 5) site.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: Borough of Tinton Falls County: Monmouth

Project or Program Name: Municipally Sponsored 100% Affordable Essex Road Site

**Project Status** (circle current status and enter date of action for that status) Existing **Status Date**

Proposed/Zoned existing

Preliminary Approval \_\_\_\_\_

Final Approval \_\_\_\_\_

Affordable Units under Construction \_\_\_\_\_

Completed (all affordable certificates of occupancy (C.O.) issued) \_\_\_\_\_

Deleted from Plan  
(date approved by COAH) \_\_\_\_\_

**Mechanisms - Project / Program Type** (circle one)

Assisted Living Facility	Alternative Living Arrangement	Accessory Apartment
Market to Affordable	Credits without Controls	ECHO <u>100 Percent Affordable</u>
Inclusionary	Rehabilitation	Redevelopment

**If an Inclusionary project, identify subtype** (circle all that apply)

Units constructed on-site    Units constructed off-site    Combination    Contributory  
Growth Share Ordinance

**If an Alternative Living Arrangement project, identify subtype** (circle one)

Transitional Facility for the Homeless    Residential Health Care Facility    Congregate Living Facility  
Group Home    Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)  
Permanent Supportive Housing (unit credit)    Supportive Shared Living Housing (bedroom credit)

**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Orchard, Cherry, Apple and Peach Streets, Tinton Falls

Project Block/Lot/Qualifier (list all) Block 9.02, Lot 5; Block 10, Lot 18, Block 12, Lots 35, 47, 51 and 53; Block 14, Lots 35, 37, 39, 46 and 50

Project Acreage: 11 lots from .11 to .22 acres each Density: 8 to 10 du/acre Set Aside: 100%

Project Sponsor: (circle one) Municipally Developed Nonprofit Developed Private Developer

Project Sponsor name: Borough of Tinton Falls

Project Developer name: Habitat for Humanity

Planning Area (circle all that apply)

1 2 3 4 4B 5 5B

Highland Preservation Highlands Planning Area Pinelands Meadowlands

CAFRA Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) Post-1986 completed Proposed/Zoned Rehabilitation

Credit Sub-Type (if applicable)

Addressing Unmet Need Extension of Controls

Construction Type (circle one) New (includes reconstruction and conversions) Rehabilitation

Flags (circle all that apply) 3.1 Phased Durational Adjustment Conversion Court Project

Density Increase Granted Mediated Project Overlay Zone Result of Growth Share Ordinance

High Poverty Census Tract Off-Site Partnership Project RCA Receiving Project

Reconstruction Part of Redevelopment Plan

Project Waiver granted yes no Round waiver was granted R1 R2 R3

Type of Waiver \_\_\_\_\_

Number of market units proposed 0 Number of market units completed 0

Number of market units with certificates of occupancy issued after 1/1/2004 0

Number of affordable units under construction 0

Condo Fee percentage (if applicable) \_\_\_\_\_

Affordability Average Percentage <sup>1</sup> \_\_\_\_\_

<sup>1</sup> "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_

**Municipal or RCA funds expended** \_\_\_\_\_

**Funding Sources (circle all that apply)**

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202

HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family

UDAG   UHORP   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees

Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding

Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP

DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit

HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

**Effective date of affordability controls** \_\_\_\_\_ TBD \_\_\_\_\_

**Length of Affordability Controls (in years)** 30 or \_\_\_\_\_ Perpetual

**Administrative Agent** \_\_\_\_\_ Borough of Tinton Falls \_\_\_\_\_

**For Redevelopment Projects**

Does this project require deed restricted units to be removed?   Yes   No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units removed \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted 60 Sales \_\_\_\_\_ Rentals 60 Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income  
35% = greater than 30 percent and less than or equal to 35 percent of median income  
50% = greater than 35 percent and less than or equal to 50 percent of median income  
80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project \_\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

For Approved Regional Contribution Agreements (RCA)

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

RCA Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

COAH approval date \_\_\_\_\_

Number of units transferred \_\_\_\_\_ Cost per unit \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

For Partnership Program

Sending Municipality \_\_\_\_\_ County \_\_\_\_\_

Partnership Receiving Municipality \_\_\_\_\_ County \_\_\_\_\_

Name of Project \_\_\_\_\_

Credits for Sending Municipality \_\_\_\_\_

Total transfer amount \_\_\_\_\_ Amount transferred to date \_\_\_\_\_

Summary of Sending Municipality's contractual agreement with Partnership Receiving Municipality

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## **APPENDIX G**

### **ZONING FOR INCLUSIONARY DEVELOPMENT PROGRAM**

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## ZONING FOR INCLUSIONARY DEVELOPMENT (N.J.A.C. 5:97-6.4)

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(Submit separate checklist for each site or zone)

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### General Description

Municipality/County: Tinton Falls, Monmouth County, New Jersey

Project Name/Zoning Designation: Carney Site

Block(s) and Lot(s): Block 91, Lot 1

Total acreage: 13

Proposed density (units/gross acre): 12 du/acre

Affordable Units Proposed: 32

Family: 32

Sale: \_\_\_\_\_

Rental: 32

Very low-income units: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Age-Restricted: \_\_\_\_\_

Sale: \_\_\_\_\_

Rental: \_\_\_\_\_

Market-Rate Units Anticipated: 160

Non-Residential Development Anticipated (in square feet), if applicable: \_\_\_\_\_

Will the proposed development be financed in whole or in part with State funds, be constructed on State-owned property or be located in an Urban Transit Hub or Transit Village? ☐ Yes ☒ No

### Bonuses for affordable units, if applicable:

Rental bonuses as per N.J.A.C. 5:97-3.5: \_\_\_\_\_

Rental bonuses as per N.J.A.C. 5:97-3.6(a): up to 32

Very low income bonuses as per N.J.A.C. 5:97-3.7<sup>1</sup>: \_\_\_\_\_

Smart growth bonuses as per N.J.A.C. 5:97-3.18: \_\_\_\_\_

Redevelopment bonuses as per N.J.A.C. 5:97-3.19: \_\_\_\_\_

Compliance bonuses as per N.J.A.C. 5:97-3.17: \_\_\_\_\_

Date inclusionary zoning adopted: existing Date development approvals granted: \_\_\_\_\_



### **Information and Documentation Required with Petition**

- ☒ Project/Program Information Form (previously known as Project/Program Monitoring Form. If relying on previously submitted 2007 monitoring and/or subsequent CTM update, check here ☐ in lieu of submitting forms.)
- ☒ Draft or adopted zoning or land use ordinance, which includes the affordable housing requirement and minimum presumptive density for the site/zone.
- ☒ Copies of all decisions made on applications for affordable housing development subsequent to adoption of the current zoning

#### **If payments in lieu of on-site construction of the affordable units is an option, submit:**

- ☐ Proposed or adopted ordinance establishing the amount of the payments
- ☐ Spending plan

#### **A general description of the site or zone, including:**

- ☒ Name and address of owner
- ☒ Name and address of developer(s)
- ☒ Subject property street location
- ☒ Indicate if urban center or workforce housing census tract
- ☒ Previous zoning designation and date previous zoning was adopted
- ☒ Current zoning and date current zoning was adopted
- ☒ Description of any changes to bulk standards intended to accommodate the proposed densities
- ☒ Tax maps showing the location of site(s) with legible dimensions (electronic if available)

#### **A description of the suitability of the site, including:**

- ☒ Description of surrounding land uses
- ☒ Demonstration that the site has street access
- ☒ Planning Area and/or Special Resource Area designation(s) i.e., PA1, PA2, PA3, PA4, PA5, CAFRA, Pinelands, Highlands, Meadowlands, etc., including a discussion on consistency with the State Development and Redevelopment Plan (SDRP) and/or other applicable special resource area master plans
- ☒ Demonstration that there is or will be adequate water capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4
- ☒ Demonstration that there is or will be adequate sewer capacity per N.J.A.C. 5:97-1.4 or that the site is subject to a durational adjustment per N.J.A.C. 5:97-5.4

#### **A description (including maps if applicable) of any anticipated impacts that result from the following environmental constraints:**

- ☒ Wetlands and buffers
- ☒ Steep slopes
- ☒ Flood plain areas

- ☒ Stream classification and buffers
- ☒ Critical environmental site
- ☒ Historic or architecturally important site/district
- ☒ Contaminated site(s); proposed or designated brownfield site
- ☒ Based on the above, a quantification of buildable and non-buildable acreage

**Agreements with developers or approvals for development of specific property, which shall include:**

- ☒ Number, tenure and type of units
- ☒ Compliance with N.J.A.C. 5:97-9 and UHAC
- ☒ Progress points at which the developer shall coordinate with the Municipal Housing Liaison

**Information and Documentation Required Prior to Marketing the Completed Units**

- ☐ Resolution or executed contract designating an experienced Administrative Agent, and a statement of his/her qualifications, in accordance with N.J.A.C. 5:96-18
- ☐ Adopted operating manual that includes a description of program procedures and administration or a statement indicating that the Administrative Agent designated to run the program uses a COAH-approved manual
- ☐ An affirmative marketing plan in accordance with UHAC

**Zoning Narrative Section**

Inclusionary development- The Borough seeks to apply thirty-two (32) credits for a family rental development known as the Carney site. The Carney site, Block 91, Lot 1, is a 13-acre property that was a Second Round affordable housing site that was removed from the amended Second Round plan and was the subject of objection and mediation. The Borough, in 2000, entered into an agreement with the Carneys through the mediation process that the site would remain within the affordable housing site inventory with a development potential of up to twelve (12) units per acre for senior housing. The site has been the subject of numerous public discussions and Borough Council debate. The public record is attached so COAH may review the history of this site that has lead the Borough to maintain the site in the plan.

This housing plan maintains the density allocated to the site, but seeks to amend the site for family rentals. It is presumed that a 20% set aside of affordable units would create thirty-two (32) affordable units. The site is located within Planning Area 2 and the density allowed exceeds the presumptive

density of six (6) units per acre and the affordable housing set aside is compliant with the presumptive maximum affordable housing set aside of less than 25%, compliant with 5:97-6.4

The site is owned by Henry and Elizabeth Carney, Box 144, R.D.1 Wayside Road, Tinton Falls, Block 91, Lot1. The site is not a workforce housing tract nor in an urban center. The site remains zoned R-3 at this time, subject to the re-codification of the Borough Land Development ordinance, which will place the property into an R-3I Inclusionary zone subject to the densities described in this housing plan and the mediation agreement. The property is intended to be designed and built per the existing ordinance design standards with an acknowledgement that the overall tract density will be that which is in the settlement agreement.

The property is located on the east side of Wayside Road, just north of the intersection with Pinebrook Road. Immediately adjacent on the east side of Wayside Road is the County Mosquito Control Commission and a County Highway Maintenance facility and the Garden State Parkway beyond. To the north south and west is medium residential development, some wooded areas and some recreational ball fields. The site has approximately 700 feet of frontage along Wayside Road, is located in State Planning Area 2 and has access to public water and sewer. State wetlands maps indicate that a substantial portion of the property is impacted by wetlands, the remainder of the site appears to be flat to moderately sloping and is currently farmed with row crops, such as corn and soybeans. The total developable acreage of the site is unknown at this time.

The attached documents reveal the Borough's activities to date concerning the property.

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<sup>1</sup> Pursuant to PL 2008 c.46, Very Low-Income bonuses may only be granted for very low-income units that exceed 13 percent of the of the housing units made available for occupancy by low-income and moderate income households.

## PROJECT / PROGRAM INFORMATION FORM

Changes to the highlighted areas are to be made directly into the CTM system. Fields highlighted in grey will be added to the CTM screen in January. All other changes must be made on the form and submitted to COAH.

### PART A – PROJECT HEADER

Municipality: \_Borough of Tinton Falls\_ County: \_Monmouth\_

Project or Program Name: Inclusionary Zoning Carney Site

**Project Status** (circle current status and enter date of action for that status) Proposed/Zoned **Status Date**

Proposed/Zoned	<u>existing</u>
Preliminary Approval	_____
Final Approval	_____
Affordable Units under Construction	_____
Completed (all affordable certificates of occupancy (C.O.) issued)	_____
Deleted from Plan (date approved by COAH) _____	_____

**Mechanisms - Project / Program Type** (circle one)

Assisted Living Facility	Alternative Living Arrangement	Accessory Apartment
Market to Affordable	Credits without Controls	ECHO
<u>Inclusionary</u>	Rehabilitation	Redevelopment
		100 Percent Affordable

**If an Inclusionary project, identify subtype** (circle all that apply)

<u>Units constructed on-site</u>	Units constructed off-site	Combination	Contributory
Growth Share Ordinance			

**If an Alternative Living Arrangement project, identify subtype** (circle one)

Transitional Facility for the Homeless	Residential Health Care Facility	Congregate Living Facility
Group Home	Boarding Homes (A through E) (only eligible for credit for 1987-99 plans)	
Permanent Supportive Housing (unit credit)	Supportive Shared Living Housing (bedroom credit)	

**PART B – PROJECT DETAIL (Complete all applicable sections)**

COAH Rules that apply to project: Round 1 Round 2 Round 3

Project Address: Box 144, R.D.1 Wayside Road, Tinton Falls

Project Block/Lot/Qualifier (list all) Block 91, Lot 1

Project Acreage: 13 acres Density: 12 du/acre Set Aside: 20%

Project Sponsor: (circle one) ☐ Municipally Developed ☐ Nonprofit Developed ☒ Private Developer

Project Sponsor name: TBD

Project Developer name: TBD

Planning Area (circle all that apply)

1 ☒ 2 ☒ 3 ☐ 4 ☐ 4B ☐ 5 ☐ 5B

Highland Preservation ☐ Highlands Planning Area ☐ Pinelands ☐ Meadowlands

CAFRA ☐ Category 1 Watershed

Credit Type

Prior-cycle (1980 – 1986) ☐ Post-1986 completed ☐ Proposed/Zoned ☒ Rehabilitation ☐

Credit Sub-Type (if applicable)

Addressing Unmet Need ☐ Extension of Controls ☐

Construction Type (circle one) New (includes reconstruction and conversions) ☒ Rehabilitation ☐

Flags (circle all that apply) 3.1 Phased ☐ Durational Adjustment ☐ Conversion ☐ Court Project ☐

Density Increase Granted ☐ Mediated Project ☐ Overlay Zone ☐ Result of Growth Share Ordinance ☐

High Poverty Census Tract ☐ Off-Site ☐ Partnership Project ☐ RCA Receiving Project ☐

Reconstruction ☐ Part of Redevelopment Plan ☐

Project Waiver granted yes ☐ no ☐ Round waiver was granted R1 ☐ R2 ☐ R3 ☐

Type of Waiver \_\_\_\_\_

Number of market units proposed 160 Number of market units completed 0

Number of market units with certificates of occupancy issued after 1/1/2004 0

Number of affordable units under construction 0

Condo Fee percentage (if applicable) \_\_\_\_\_

Affordability Average Percentage <sup>1</sup> \_\_\_\_\_

<sup>1</sup> "Affordability Average" means an average of the percentage of median income at which restricted units in an affordable development are affordable to low and moderate-income households.

**For Contributory or Combination Sites**

Total payment in lieu of building affordable units on site \_\_\_\_\_

Number of affordable units created with payment \_\_\_\_\_

**Municipal or RCA funds committed to project** \_\_\_\_\_**Municipal or RCA funds expended** \_\_\_\_\_**Funding Sources** (circle all that apply)

County HOME   County Rehab Funds   CDBG   Federal Home Loan Bank   HODAG   HUD   HUD 202  
HUD 236   HUD 811   HUD HOPE VI   HUD HOME   McKinney Funds   Fannie Mae Multi-Family  
UDAG   UHORP   USDA-FHA Rural Development   USDA-FHA - Section 515   Development Fees  
Municipal Bond   Municipal Funds   Payment in Lieu   Private Financing   RCA   Capital Funding  
Balanced Housing   Balanced Housing – Home Express   DCA – Low Income House Tax Credit   NPP  
DCA Shelter Support Services   DDD   DHSS   DHHS   HMFA Low Income House Tax Credit  
HMFA   HMFA HOME   MONI   Section 8   Small Cities   Other \_\_\_\_\_

**Effective date of affordability controls** \_\_\_\_\_TBD\_\_\_\_\_**Length of Affordability Controls** (in years)   30   or \_\_\_\_\_ Perpetual**Administrative Agent** \_\_\_\_\_Borough of Tinton Falls\_\_\_\_\_**For Redevelopment Projects**

Does this project require deed restricted units to be removed?      Yes      No

If Yes

# of deed restricted units removed \_\_\_\_\_

# of moderate income units removed \_\_\_\_\_

# of low income units removed \_\_\_\_\_

# of very low income units removed \_\_\_\_\_

# of rental units removed \_\_\_\_\_

# of for-sale units removed \_\_\_\_\_

# of one-bedroom units removed \_\_\_\_\_

# of two-bedroom units removed \_\_\_\_\_

# of three-bedroom units removed \_\_\_\_\_

## PART C – COUNTS

### Affordable Unit Counts

Total non-age-restricted \_\_60\_\_ Sales \_\_\_\_\_ Rentals \_\_60\_\_ Total age-restricted \_\_\_\_\_ Sales \_\_\_\_\_ Rentals \_\_\_\_\_

Complete the chart for the number of non-age-restricted and age-restricted units that are **restricted** for the following income categories (do not report on the income levels of residents currently residing in the units)

<u>Low Income</u>	<u>Non-age restricted</u>	<u>Age-restricted</u>
30% of median income <sup>2</sup>	_____	_____
35% of median income <sup>3</sup>	_____	_____
50% of median income	_____	_____
<u>Moderate Income</u>		
80% of median income	_____	_____

Note: 30% = less than or equal to 30 percent of median income  
35% = greater than 30 percent and less than or equal to 35 percent of median income  
50% = greater than 35 percent and less than or equal to 50 percent of median income  
80% = greater than 50 percent and less than 80 percent of median income

### Bedroom Distribution of Affordable Units

Sale units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____
Rental units	efficiency low	_____	1 bedroom low	_____	2 bedroom low	_____	3 bedroom low	_____
	efficiency mod	_____	1 bedroom mod	_____	2 bedroom mod	_____	3 bedroom mod	_____

### Completed Units

Number of affordable units completed in this project \_\_\_\_\_

Number of affordable units in this project lost through foreclosures, illegal sale or expired affordability controls \_\_\_\_\_

<sup>2</sup> Pursuant to N.J.A.C. 5:97-3.7 units deed restricted to households earning 30% or less of median income may be eligible for Bonus Credit for Very-Low Income Units. (RCA receiving units not eligible for bonus credits)

<sup>3</sup> Pursuant to N.J.A.C. 5:80-26.3(d) At least 10 percent of all low- and moderate-income rental units must be deed restricted to households earning no more than 35 percent of median income

**PART D - (completed by Sending Municipality)**

**For Approved Regional Contribution Agreements (RCA)**

Sending Municipality	_____	County	_____
RCA Receiving Municipality	_____	County	_____
COAH approval date	_____		
Number of units transferred	_____	Cost per unit	_____
Total transfer amount	_____	Amount transferred to date	_____

**For Partnership Program**

Sending Municipality	_____	County	_____
Partnership Receiving Municipality	_____	County	_____
Name of Project	_____		
Credits for Sending Municipality	_____		
Total transfer amount	_____	Amount transferred to date	_____

Summary of Sending Municipality’s contractual agreement with Partnership Receiving Municipality

\_\_\_\_\_

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